DEPT. OF HOMELESS SERVICES - FY 2013 Print Date : 22-Oct-2012

Asset Name	: AUBURN FAMILY SHELTER	DORMITORY	
Address	: 39 AUBURN PLACE @ N. POR'	TLAND 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



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

Asset # : 1970

Architecture		Current F	Repair	Futur	e Replacement	Μ	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
xterior								
Exterior Walls								
Cast Stone/Terra Cotta	10%			LIFE	* *	5	\$314,000	А
Masonry: Brick	80%			LIFE	* *	5	\$321,600	А
Masonry: Limestone	5%			LIFE	* *	5	\$15,100	А
Metal Panel	5%			2043	* *	5-10	\$69,100	А
Windows								
Aluminum	100%			2039	* *	5	\$31,400	А
Parapets							. ,	
Cast Stone/Terra Cotta	10%			LIFE	* *	5-10	\$5,700	А
Masonry: Brick	55%			LIFE	* *	5-10	\$7,600	А
Metal: Cage/Fence	35%			2036	* *	5-10	\$5,500	А
Roof							+= ,= = =	
Built-Up (BUR)	10%			2023	\$15,600	10	\$3,000	А
Metal Panel	35%			2028	**	10	\$18,900	A
Modified Bitumen	55%			2028	* *	10	\$16,200	A
terior	5570			2020		10	\$10,200	11
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	\$59,000	С
Ceramic Tile	5%			2032	* *	5	\$6,700	C
Terrazzo	5% 5%			LIFE	* *	5	\$10,500	C
Vinyl Tile	75%			2023	\$941,500	3	\$50,600	C C
Vinyl Tile	5%	Now	\$62,800	2023	\$941,500	3	\$2,500	C
v myr rne			ents, Extent : Seve			5	φ2,500	C
		-	se At West Side	ге, лгеи	Ајјестей . 10070			
			Extent : Severe, A	nag Affar	atod , 1000/			
	-	-	se At West Side	rea Ajjec	nea : 100%			
T . ' XX 11	Location	і. Гепіной	se Al West Side					
Interior Walls	50/			2022	* *	F	¢10.700	C
Ceramic Tile	5%			2032		5	\$10,700	C
Marble Panels	5%	N	¢102.200	LIFE	* *	10	\$4,300	C
Plaster	5%		\$192,200	LIFE	* *	5	\$3,200	С
			Extent : Severe, A	rea Affec	rted : 75%			
		: Penthou.			1 1000/			
			Extent : Severe, Ar	ea Affect	ed: 100%			
	Location	a : Penthou.	ses					
Plaster	85%			LIFE	* *	5-10	\$155,000	С
Ceilings								
Metal Panel	20%			LIFE	* *	5	\$67,500	В
Plaster	75%			LIFE	* *	5-10	\$173,900	В
Plaster	5%	Now	\$113,200	LIFE	* *	5	\$4,200	В
			ents, Extent : Seve		Affected : 50%			
		a : Penthou.						
	Cracking/	Crumbling,	Extent : Severe, A	rea Affec	rted : 100%			
	-	a : Penthou.		55				

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

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

Asset # : 1970

			Asset # : 1					
lectrical		Current	Repair	Futur	e Replacement	M	aintenance	i, and a second s
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Cod
nder 600 Volts				-				
Switchgear / Switchboard Air Circuit Breaker	100%			2023	\$87,300	5	\$600	В
Raceway					+ • • • • • • •		+ • • •	
Conduit	80%			2023	\$81,900	1		В
Conduit	20%			2043	* *	1		В
Panelboards								
Molded Case Bkrs	75%			2022	\$66,100	5	\$2,200	В
Molded Case Bkrs	25%			2031	* *	5	\$700	В
Wiring	- - - (. .	\$20,000	2010	de de			P
Braided Cloth	75%	2-4	\$89,000	2048	**	1		В
		-	ent : Moderate, Are out The Building	a Affecte	2d : 100%			
		. Inrough		20.42	* *	1		
Thermoplastic	25%			2043	* *	1		В
Motor Controllers Locally Mounted	80%			2021	\$124,600	5	\$600	В
Locally Mounted	80% 20%			2021	\$124,000 * *	5 5	\$000 \$100	Б В
ghting	2070			2020		5	\$100	Б
Interior Lighting								
Fluorescent	100%			2028	* *	10	\$82,700	В
	Other Obs	ervation, H	Extent : Moderate, A	Area Affe	ected : 100%			
	Location	t : Through	out The Building					
	Explana	tion : T-8 I	amps					
Egress Lighting								
Emergency, Battery	50%			2028	* *	10	\$10,900	В
Exit, Service	50%			2028	* *	1		В
Exterior Lighting	1000/			2022	¢ 45 000	10	¢400	р
HID	100%			2023	\$45,000	10	\$400	В
arm Fire/Smoke Detection								
Generic	100%			2028	* *	1-3	\$68,100	В
Generie		ervation, E	Extent : Moderate, A		ected : 100%	15	\$00,100	D
			out The Building	55				
	Explana	tion : Smol	ke Detectors, Manu	al Pull S	tation And Alarm I	Bells		
	-							
lechanical		Current	Repair	Futur	e Replacement	M	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Cod
eating				1				1
Energy Source								
HTHW/HW	100%			2033	* *	1		В
	Other Obs	ervation, H	Extent : Light, Area	Affected	: 100%			
		: Basemer						
	Explana	tion : Stear	n And Hot Water Si	upplied H	From Nearby Cumb	berland E	Iospital	

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

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

Asset # : 1970

Mechanical		Current F	Repair	Futur	e Replacement	Μ	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Conversion Equipment								
Heat Exchanger	100%			2032	* *	1	\$44,700	В
			xtent : Light, Area		: 100%			
		-	Building Basemen					
	Explana	tion : 3 Nev	v Units Located In	Adjacen	t Building Basemer	ıt		
Distribution	1000/			2022	¢504.100	4	ф <i>с</i> 7 00	D
Hot Wtr Piping/Pump	100%			2022	\$504,100	4	\$6,700	В
Terminal Devices Convector/Radiator	950/			2028	* *	1	\$24,800	D
Fan Coil Unit/Heat	85% 5%			2028 2028	* *	1 1	\$24,800 \$1,500	B B
No Component	10%			2028		1	\$1,500	D
No component		ervation F	xtent : Light, Area	Affected	· 0%			D
		: Penthou		ngjeereu	. 070			
			solete Abandoned A	Air Hand	ler Units Remainin	lg		
Air Conditioning						0		
Energy Source								
Electricity	100%			2031	* *	1		В
Conversion Equipment								
Window/Wall Unit	5%			2018	\$10,300	1		В
No Component	95%							D
Ventilation								
Distribution								
Ductwork/Diffusers	5%			LIFE	* *	2-5	\$4,000	В
No Component	95%							D
Exhaust Fans							¢100	P
Interior	5%			2028	* *	2	\$100	B
No Component	95%			A (C	. 00/			D
		ervation, E : Penthou	Extent : Light, Area	Ајјестеа	: 0%			
			se solete Abandoned U	Inite Day	nainina			
Plumbing	Елрійни	100 . 5 00.	olele Abunuoneu (Juis Ken	naining			
H/C Water Piping								
Brass/Copper	100%			2033	* *	1		В
HW Heat Exchanger	10070			2000		•		D
Low Temp	100%			2033	* *	4	\$8,900	В
F		ervation, E	xtent : Light, Area		: 100%	-	+ 0 ,	_
			Building Basemen					
			Water Exchanger					
Sanitary Piping			5					
Cast Iron	100%			LIFE	* *	1		В
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		В
Sump Pump(s)								
Not Accessible	100%							D

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

Asset # : 1970

Mechanical	Current Repair	Future Re	eplacement	M	aintenance	
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Est FY	timated Cost	Cycle (Yrs)	Estimated Cost	Priority Cod
Plumbing						
Sewage Ejector(s)						
Electric	100%	2028	* *	4	\$1,300	В
	Other Observation, Extent : Light		0%			
	Location : Adjacent Building Bo					
	Explanation : 1 Unit In Adjacen	t Building Basemen	t			
Backflow Preventer					* * • • • •	-
Generic	100%	2028	* *	1	\$5,600	В
	Other Observation, Extent : Light		0%			
	Location : Adjacent Building Ba					
	Explanation : 1 Unit In Adjacen	t Building Basemen	t			
Fixtures	1000/					P
Generic	100%					В
Vertical Transport						
Elevators	1000/		* *			G
Geared Traction	100%	LIFE				С
	Other Observation, Extent : Light Location : B-8	t, Area Affectea : 10	0%			
<u></u>	Explanation : 2 Units					
Fire Suppression						
Standpipe Generic	100%	2023	\$358,100	1-5	\$47,200	В
	10070	2023	\$558,100	1-3	\$47,200	D
Sprinkler No Component	97%					D
No Component Generic	3%	2023	\$35,100	1-2	\$800	D B
	370	2023	φ 3 5,100	1-2	\$000	D
Fire Pump Not Accessible	100%					D
Not Accessible	100%					D

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

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

Print Date: 22-Oct-2012 DEPT. OF HOMELESS SERVICES - FY 2013

Asset Name	: BARBARA KLEIMAN RESIDENCE I	BLDG. 1 - MAIN BI	DG.
Address	: 300 SKILLMAN AVENUE @ KINGSL	AND 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

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



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

Asset # : 2588

ystem Component Type tterior Exterior Walls Concrete Masonry Unit Masonry: Brick Masonry: Limestone Metal, Corrugated	Total10%Recent RepLocation76%Recent RepLocation5%7%	(Years) Dair Evider : One Floo	Estimated Cost nt, Extent : Light, A or Structures Adjac nt, Extent : Light, A out	FY LIFE rea Affec ent To M LIFE		Cycle (Yrs) 5	Estimated Cost \$18,700	Priority Code A
Exterior Walls Concrete Masonry Unit Masonry: Brick Masonry: Limestone	Recent Rep Location 76% Recent Rep Location 5% 7%	: One Floo pair Evider	or Structures Adjac nt, Extent : Light, A	rea Affeo ent To M LIFE	cted : 20% Iain Building	5	\$18,700	A
Concrete Masonry Unit Masonry: Brick Masonry: Limestone	Recent Rep Location 76% Recent Rep Location 5% 7%	: One Floo pair Evider	or Structures Adjac nt, Extent : Light, A	rea Affeo ent To M LIFE	cted : 20% Iain Building	5	\$18,700	А
Masonry: Brick Masonry: Limestone	Recent Rep Location 76% Recent Rep Location 5% 7%	: One Floo pair Evider	or Structures Adjac nt, Extent : Light, A	rea Affeo ent To M LIFE	cted : 20% Iain Building	5	\$18,700	А
Masonry: Limestone	Location 76% Recent Rep Location 5% 7%	: One Floo pair Evider	or Structures Adjac nt, Extent : Light, A	ent To M	lain Building			
Masonry: Limestone	Recent Rep Location 5% 7%		-		* *			
-	Location 5% 7%		-	A CC	* *	5	\$227,700	А
-	7%			rea Affec	cted : 25%			
Metal, Corrugated				LIFE	* *	5	\$11,200	А
	Deteriorat	Now	\$16,200	2033	* *	1		А
	Location	: South Fa						
		r/Impact D : South Fc	amage, Extent : M ucade	oderate, .	Area Affected : 259	%		
Slate Panels	2%			LIFE	* *	5	\$4,500	А
Windows								
Aluminum	100%			2039	* *	5	\$14,800	А
Parapets								
Masonry: Brick	15%			LIFE	* *	5-10	\$2,800	А
Metal Panel	10%			2043	* *	5	\$1,000	А
Metal Rail	25%			2036	* *	5-10	\$12,200	А
No Component	50%							D
Roof								
Copper/Terne	5%			2038	* *	10	\$3,900	А
Modified Bitumen	45%			2031	* *	10	\$14,200	А
	-	place Evide : Flat Sect	ent, Extent : Light, . tions	Area Affe	ected : 100%			
Single Ply Membrane		place Evide : Sloped R	ent, Extent : Light, . oof	2031 Area Affe	* * ected : 100%	10	\$15,800	А
terior								
Floors					** *	~	*= ~~-	~
Carpet	5%			2022	\$30,000	3	\$7,800	С
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	-	Now Crumbling, : First Flo	\$30,400 Extent : Moderate oor	LIFE , Area Aj	* * ffected : 20%	5	\$4,100	C
Vinyl Tile	60%			2023	\$581,100	3	\$31,200	С
Vinyl Tile	10%			2018	\$96,800	3	\$5,200	С
-	Other Obs Location	ervation, E : Various tion : 9x9 T		Area Affe	. ,			

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

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

Asset # : 2588

			Asset # : 2	000				
Architecture		Current F	Repair	Futur	e Replacement	Μ	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
terior								
Interior Walls								
Ceramic Tile	5%			2032	* *	5	\$7,200	С
Concrete Masonry Unit	10%			LIFE	* *	5	\$11,600	С
Gypsum Board	30%			LIFE	* *	5-10	\$73,700	С
Plaster	8		\$25,900 Extent : Moderate	LIFE Area Aj	* * ffected : 25%	5	\$4,300	C
			e, Extent : Severe, A	rea Affe	cted · 20%			
		-	out Boiler Room	reu nyje	2070			
Plaster	35%			LIFE	* *	5-10	\$43,000	С
SGFT/Glazed Masonry	10%			LIFE	* *	10	\$7,200	С
Ceilings								
AcousTile,Adhered	25%			2021	\$153,200	5	\$26,000	В
	Location	Discoloring 1 : Corridor	, Extent : Moderate rs		ffected : 25%			
AcousTileSusp.Lay-In	10%			2028	* *	5	\$10,400	В
Exposed Concrete	5%			LIFE	* *	5-10	\$6,500	В
Gypsum Board	20%			LIFE	* *	5-10	\$71,600	В
Plaster	40%			LIFE	* *	5-10	\$71,600	В
Electrical		Current F	Repair	Futur	e Replacement	М	aintenance	
vstem	% of	Fail Date	Estimated Cost	Vear	Estimated Cost	Cycle	Estimated Cost	Priority
Component Type	Total	(Years)	Listinuted Cost	FY	Listinuted Cost	(Yrs)	Listillated Cost	Cod
nder 600 Volts								
Service Equipment						_	**	-
	100%			2043	**	5	\$300	В
Service Equipment	Other Obs		Extent : Moderate, A			5	\$300	В
Service Equipment	Other Obs Location	ı : Electrica	al Room	rea Affe	cted : 100%			В
Service Equipment Fused Disc Sw	Other Obs Location	ı : Electrica		rea Affe	cted : 100%			В
Service Equipment Fused Disc Sw Switchgear / Switchboard	Other Obs Location Explana	ı : Electrica	al Room	area Affe	cted : 100% 1600 Amperes And	l 1200 Ar	nperes	
Service Equipment Fused Disc Sw Switchgear / Switchboard Fused Disc Sw	Other Obs Location Explana 70%	ı : Electrica	al Room	area Affe Cated @ 2033	cted : 100% 1600 Amperes And * *	<u>1200 Ar</u> 5	nperes \$200	В
Service Equipment Fused Disc Sw Switchgear / Switchboard Fused Disc Sw Molded Case Bkrs	Other Obs Location Explana	ı : Electrica	al Room	area Affe	cted : 100% 1600 Amperes And	l 1200 Ar	nperes	
Service Equipment Fused Disc Sw Switchgear / Switchboard Fused Disc Sw Molded Case Bkrs Raceway	Other Obs Location Explana 70% 30%	ı : Electrica	al Room	2033 2023	cted : 100% 1600 Amperes And * *	5 5 5	nperes \$200	B B
Service Equipment Fused Disc Sw Switchgear / Switchboard Fused Disc Sw Molded Case Bkrs Raceway Conduit	Other Obs Location Explana 70% 30%	ı : Electrica	al Room	2033 2023 2033	cted : 100% 1600 Amperes And ** \$30,500 **	5 5 1	nperes \$200	B B B
Service Equipment Fused Disc Sw Switchgear / Switchboard Fused Disc Sw Molded Case Bkrs Raceway Conduit Conduit	Other Obs Location Explana 70% 30%	ı : Electrica	al Room	2033 2023	cted : 100% 1600 Amperes And * * \$30,500	5 5 5	nperes \$200	B B
Service Equipment Fused Disc Sw Switchgear / Switchboard Fused Disc Sw Molded Case Bkrs Raceway Conduit Conduit Panelboards	Other Obs Location Explana 70% 30% 30% 70%	ı : Electrica	al Room	area Affe 2033 2023 2033 2023	cted : 100% 1600 Amperes And ** \$30,500 **	5 5 1 1	nperes \$200 \$600	B B B B
Service Equipment Fused Disc Sw Switchgear / Switchboard Fused Disc Sw Molded Case Bkrs Raceway Conduit Conduit Panelboards Fused Disc Sw	Other Obs Location Explana 70% 30% 70% 10%	ı : Electrica	al Room	2033 2023 2033 2023 2033 2023 2031	cted : 100% 1600 Amperes And ** \$30,500 ** \$81,300 **	5 5 1 1 5	nperes \$200 \$600 \$200	B B B B
Service Equipment Fused Disc Sw Switchgear / Switchboard Fused Disc Sw Molded Case Bkrs Raceway Conduit Conduit Panelboards	Other Obs Location Explana 70% 30% 30% 70% 10% 60%	ı : Electrica	al Room	rea Affe 2033 2023 2033 2023 2033 2023 2031 2022	cted : 100% 1600 Amperes And ** \$30,500 ** \$81,300	1 1200 Ar 5 5 1 1 1 5 5	nperes \$200 \$600 \$200 \$1,100	B B B B B B
Service Equipment Fused Disc Sw Switchgear / Switchboard Fused Disc Sw Molded Case Bkrs Raceway Conduit Conduit Panelboards Fused Disc Sw Molded Case Bkrs Molded Case Bkrs	Other Obs Location Explana 70% 30% 70% 10%	ı : Electrica	al Room	2033 2023 2033 2023 2033 2023 2031	cted : 100% 1600 Amperes And ** \$30,500 ** \$81,300 ** \$79,400	5 5 1 1 5	nperes \$200 \$600 \$200	B B B B
Service Equipment Fused Disc Sw Switchgear / Switchboard Fused Disc Sw Molded Case Bkrs Raceway Conduit Conduit Panelboards Fused Disc Sw Molded Case Bkrs	Other Obs Location Explana 70% 30% 30% 70% 10% 60%	ı : Electrica	al Room	rea Affe 2033 2023 2033 2023 2033 2023 2031 2022	cted : 100% 1600 Amperes And ** \$30,500 ** \$81,300 ** \$79,400	1 1200 Ar 5 5 1 1 1 5 5	nperes \$200 \$600 \$200 \$1,100	B B B B B B

Location : Throughout

	Location . Throughout					
Thermoplastic	30%	2033	* *	1]	В
Motor Controllers						
Locally Mounted	100%	2028	* *	5	\$500 1	В

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

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

Asset # : 2588

Electrical	Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Total (Years)	l Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Ground						
Grounding Devices	1000/		* *	5	¢ 2 100	р
Generic tand-by Power	100%	LIFE		5	\$2,100	В
Transfer Switches						
Automatic	100%	2028	* *	1	\$21,500	В
Generators						
Diesel	100%	2026	* *	1	\$26,900	В
	Other Observation, Extent : Mod	lerate, Area Affe	cted : 100%			
	Location : Generator Room		_			
Deres	Explanation : Diesel Generato	r Rated @ 375 k	(va			
Batteries Lead/Acid	100%	2017	\$600	5	\$2,600	В
Fuel Storage	100%	2017	\$000	5	\$2,000	D
Day Tank	50%	2039	* *	5	\$6,500	В
Duy Tunic	Other Observation, Extent : Mod		cted : 100%	5	\$0,500	D
	Location : Generator Room	, 55				
	Explanation : No Available Ca	pacity Rating				
Main Tank	50%	2051	* *	5	\$1,000	В
	Other Observation, Extent : Mod Location : Generator Room		cted : 100%			
ighting	Explanation : No Available Ca	ραειιγ καιτης				
Interior Lighting						
Fluorescent	50%	2023	\$306,000	10	\$31,900	В
	Other Observation, Extent : Mod Location : Throughout The But Explanation : T-8 Lamps		octed : 100%			
Fluorescent	50%	2018	\$306,000	10	\$31,900	В
	Other Observation, Extent : Mod Location : Throughout	lerate, Area Affe	cted : 100%			
	Explanation : T-12 Lamps					
Egress Lighting	500/	2022	* =			~
Emergency, Service	50%	2023	\$5,600	1		B
Exit, Service	50%	2023	\$5,600	1		В
Exterior Lighting HID	100%	2023	\$28,300	10	\$200	В
Alarm	100%	2023	\$28,300	10	\$200	D
Fire/Smoke Detection						
No Component	70%					D
Generic	30%	2028	* *	1-3	\$12,900	B
	Other Observation, Extent : Mod Location : Hallways		cted : 100%	-	. ,	
	Explanation : Strobe Lights, M	anual Pull Statio	on And Smoke Dete	ector		

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

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

Asset # : 2588

			ASSet # : Z	500				
Mechanical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Cod
leating								
Energy Source								
Natural Gas	100%			2043	* *	1		В
Conversion Equipment								
Steam Boiler	100%			2040	* *	1	\$69,000	В
			xtent : Light, Area			a		
	Location Heating		ouse Next To The I	Suilding	- Heat Exchanger	Converts	Hot Water For	
		tion : 3 Uni	ts					
Distribution								
Hot Wtr Piping/Pump	90%			2022	\$350,000	4	\$4,600	В
Steam Piping/Pump	10%			2049	* *	4	\$300	В
Terminal Devices								
Air Handler	5%			2028	* *	1	\$2,200	В
Convector/Radiator	95%			2028	* *	1	\$21,400	В
Air Conditioning								
Energy Source								
Electricity	100%			2031	* *	1		В
Conversion Equipment								
Window/Wall Unit	10%			2018	\$15,900	1		В
No Component	90%							D
Ventilation								
Distribution Ductwork/Diffusers	5%			LIFE	* *	2.5	¢2 100	р
No Component				LIFE		2-5	\$3,100	B D
Exhaust Fans	9,5%							D
Roof	5%			2023	\$3,100	2	\$100	В
No Component	95%			2025	ψ5,100	2	ψ100	D
Plumbing	2570							D
H/C Water Piping								
Brass/Copper	80%			2033	* *	1		В
Galv Iron/Steel	20%			2021	\$46,200	1		В
Water Heater								
Gas Fired	100%			2021	\$18,000	2	\$1,000	В
	Other Obs	servation, E	xtent : Light, Area	Affected	: 100%			
		ı : Basemen						
	Explana	tion : 2 Uni	ts					
HW Heat Exchanger								
Low Temp	100%			2043	* *	4	\$10,300	В
			xtent : Light, Area	Affected	: 100%			
		n : Basemen						
Quality D'	Explana	tion : 2 Uni	ts					
Sanitary Piping	1000/			LIPP	* *	1		р
Cast Iron	100%			LIFE	小 个	1		В
Storm Drain Piping	1000/			LIEE	* *	1		В
Cast Iron	100%			LIFE	-114 -	1		В
Sump Pump(s) Rigid Piping	100%			2023	\$10,100	Λ	\$2,000	В
Rigid Piping	100%			2023	\$10,100	4	\$2,000	a

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

Asset # : 2588

Mechanical		Current R	epair	Futur	e Replacement	Μ	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
lumbing								
Fixtures								
Generic	100%							В
ertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			С
	Other Obse	ervation, Ex	tent : Light, Area	Affected	: 100%			
	Location	: B-6						
	Explanat	ion : 2 Unit	s - Both Not Woki	ng				
ire Suppression								
Standpipe								
Generic	100%			2023	\$276,300	1-5	\$36,400	В
Sprinkler								
No Component	75%							D
Generic	25%			2033	* *	1-2	\$4,900	В
Fire Pump								
Generic	100%	Now	\$2,900	2019	\$57,400	1	\$11,700	В
	Leak Evide	ent, Extent :	Moderate, Area A	ffected :	30%			
	Location	: Basement						

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

Print Date: 22-Oct-2012 DEPT. OF HOMELESS SERVICES - FY 2013

Asset Name	: BARBARA KLEIMAN RESIDENCE BLDGS. D & G - LAUNDRY					
Address	: 300 SKILLMAN AVENUE @ KINGSL	AND 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

			A3351 # . Z	591				
Architecture		Current F	Repair	Futur	e Replacement	Μ	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Cod
xterior								
Exterior Walls					de de	_	\$1.000	
Concrete Masonry Unit	5% 93%	Now	¢00.700	LIFE LIFE	* *	5 5	\$1,000 \$15,200	A
Masonry: Brick			\$99,700 tent : Moderate, Ar			3	\$15,200	А
	0	t : Through		eungee	ieu : 1070			
		-	d, Extent : Moderat	e, Area A	Affected : 50%			
		1 : Through		.,	55			
Metal Sect. OHD	2%			2028	* *	5	\$1,000	А
Windows								
Metal Clad	95%		\$90,500	2048	* *	5	\$4,900	А
	-		ts, Extent : Severe,	Area Afj	fected : 25%			
		ı : Through						
			Extent : Moderate, A	Area Affe	ected : 50%			
		1 : Through		Affect	ad . 1000/			
		iea Finish, 1 : Through	Extent : Severe, Ar	eu Ajjeci	ea. 100%			
Metal Louvers	5%	i . Ini ough	011	2026	* *	10	\$500	А
Roof	0,0			2020		10	4000	
Built-Up (BUR)	5%	Now	\$1,900	2033	* *			А
			derate, Area Affecte	ed : 20%				
			nerator Room					
			: Severe, Area Affe	ected : 2	5%			
			nerator Room				*= 100	
Roll Roofing	95%		\$29,100	2025	**	5	\$5,600	А
	-	Crumbling, 1 : Through	Extent : Severe, A	rea Affec	cted : 50%			
		-	oui t : Severe, Area Affe	ected . 5	0%			
	-	i : Through			070			
		-	Extent : Severe, Area	a Affecte	d : 25%			
		ı : Third Fl						
	Worn/Ero	ded, Extent	: Severe, Area Affe	ected : 10	00%			
	Location	ı : Through	out					
nterior								
Floors	2001	NT	*7 000	TIPP		-	\$5000	~
Cast in Place Concrete	20% Broken/M		\$7,900	LIFE	* *	5	\$5,800	С
	Broken/M Location	-	ients, Extent : Mod	erate, Ar	еа Ајјестеа : 15%			
			Extent : Moderate	Area A	ffected · 30%			
	-	-	oor, Throughout, St	-	jjeeieu . 5070			
Cast in Place Concrete	80%			LIFE	* *	5	\$46,300	С
	0070			LILT.		5	φ + 0,500	C

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

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

Asset # : 2597

Architecture		Current I	Repair		e Replacement	Μ	aintenance	
System Component Type	% of Total		Estimated Cost		Estimated Cost		Estimated Cost	Priority Code
nterior Interior Walls Concrete Masonry Unit Masonry: Brick	25% 75%	Now	\$91,300	LIFE LIFE	* * * *	5	\$3,700	C C
	Paint Peeli Location	ng, Exten : Through rfaces, Ex	: Severe, Area Affe out tent : Moderate, Ar	ected : 10	00%			C
Ceilings Exposed Concrete	Location	: Through etration, E	xtent : Light, Area	-	-	5	\$2,100	В
Electrical		Current I	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of 1 Total		Estimated Cost		Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Inder 600 Volts	•							
Raceway Conduit	100%			2023	\$2,500	1		В
Panelboards Molded Case Bkrs	100% Enclosure Location		Extent : Moderate, out	2022 , Area A <u>j</u>	\$5,500 fected : 30%	5	\$200	В
Wiring Braided Cloth			\$3,600 ent : Moderate, Are out The Building	2048 a Affecte	* * ed : 100%	1		В
Thermoplastic	10%			2033	* *	1		В
ighting								
Interior Lighting Fluorescent		: Through	Extent : Moderate, A out The Building	2018 Area Affe	\$19,800 acted : 100%	10	\$7,700	В
Incandescent	<i>Explanal</i> 5%	on : 1-12	Lamps	2018	\$1,000	2		В
Egress Lighting	570			2010	φ1,000	4		D
Emergency, Battery	50%			2023	\$1,800	10	\$1,100	В
Exit, Service Exterior Lighting	50%			2023	\$700	1		В
HID	100%			2023	\$400	10		В

Alarm

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

Asset # : 2597

			ASSUTT . 2.	551				
Electrical		Current Re	pair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date 1 (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Alarm Fire/Smoke Detection No Component Generic	Location	ı : Hallways	ent : Moderate, A Bells, Strobe Ligh			1-3	\$1,600	D B
Mechanical		Current Re	pair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date 1 (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Distribution	1000/			2022	¢ 40, 400		#7 00	P
Hot Wtr Piping/Pump	100%			2022	\$49,400	4	\$700	В
Terminal Devices Convector/Radiator	80%			2021	\$74,300	1	\$2,300	В
Unit Heater-Stm/HW	20%			2021	\$12,700	4	\$2,300	B
Plumbing	2070			2010	¢12,700	•	φ200	Б
H/C Water Piping								
Galv Iron/Steel	5%			2021	\$1,500	1		В
No Component	95%							D
Sanitary Piping								
Cast Iron	5%			LIFE	* *	1		В
No Component	95%							D
Backflow Preventer	1000						\$ < 0.0	Ð
Generic	100%			2028	* *	1	\$600	В
Vertical Transport Elevators								
Geared Traction	100%			LIFE	* *			С
Geared Traction		servation. Ext	ent : Light, Area		1:100%			C
	Location			1.15500000	. 100/0			
		tion : 1 Freig	ht Unit					
Fire Suppression								
Standpipe								
Generic	100%			2023	\$35,100	1-5	\$4,600	В
Sprinkler								
Generic	100%			2033	* *	1-2	\$2,500	В

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

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DEPT. OF HOMELESS SERVICES - FY 2013 Print Date : 22-Oct-2012

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



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

Asset # : 4452

Architecture	Current Repair Future Replacement			e Replacement	Μ	i i		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Cod
xterior	•							
Exterior Walls								
Copper/Terne	2%			2056	* *	10	\$13,200	А
Masonry: Brick	88%			LIFE	* *	5	\$248,500	А
Masonry: Brownstone	10%			LIFE	* *	5	\$21,200	Α
Windows								
Aluminum	95%			2043	* *	5	\$16,300	А
Metal Louvers	5%			2030	* *	10	\$5,400	Α
Parapets						_		
Masonry: Brick	90%			LIFE	* *	5	\$35,600	A
Masonry: Brownstone	10%			LIFE	* *	5	\$9,600	Α
Roof	5 .07			0000	de de	10	***	
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
nterior								
Floors Cast in Place Concrete	200/			LIDE	* *	5	¢141 200	C
	30%	Nam	¢25 200	LIFE	* *	5	\$141,200	C C
Ceramic Tile	5% Cuashing	Now Communities	\$25,200 Extent : Moderate	2030		5	\$5,400	C
	-	crumbling, : Showers		, Area Aj	ljeciea : 10%			
Terrazzo	5%	Now	\$34,100	LIFE	* *	5	\$8,400	С
Terrallo	Cracking/		Extent : Moderate		ffected : 15%	5	\$6,100	C
Vinyl Tile	15%			2026	* *	3	\$16,100	С
Vinyl Tile	25%	Now	\$108,400	2026	* *	3	\$20,200	C
, myr me	Cracking/		Extent : Moderate		ffected : 25%	5	φ20,200	C
	e e		ıt, Extent : Modera	te, Area	Affected : 25%			
W/ 1	20%	e : First Flo	oor	2036	* *	5	\$80,700	С
Wood Interior Wells	20%			2030		5	\$80,700	U
Interior Walls Concrete Masonry Unit	10%			LIFE	* *	5	\$6,700	С
Gypsum Board	10%			LIFE	* *	5	\$10,100	C C
Masonry: Brick	10% 5%			LIFE	* *	5	\$10,100	C C
Plaster	75%			LIFE	* *	5	\$37,900	C
	13%			LIFE		5	\$37,900	U
Ceilings AcousTileSusp.Lay-In	3%			2026	* *	5	\$6,500	В
Embossed Metal	5% 5%			LIFE	* *	5	\$0,300 \$4,800	Б В
Embossed Metal Exposed Struc: Steel	10%			LIFE	* *	5	φ4,000	B
Exposed Struc: Steel Exposed Struc: Wood	10% 32%	Now	\$815,100	LIFE	* *			Б В
Exposed Strue. WOOd			\$815,100 : Moderate, Area					D
	-	i : Drill Flo		ijjecieu	. 1370			
Cumpum Deard				LILT	* *	5	¢26.000	п
Gypsum Board	10%			LIFE		5	\$26,900	B
Plaster	40%			LIFE	* *	5	\$53,800	В

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

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

Asset # : 4452

		Cument	Asset # : 4		a Donlogement			
Electrical		Current Repair Future Replaceme			e Replacement	cement Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Cod
Inder 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2031	* *	5	\$600	В
			Extent : Moderate, A	Area Affe	ected : 100%			
		1 : Electrico	al Room Service Protector	Dated @	2500 Ammanag			
Switchgear / Switchboard	Ехріапа	lion : Main	Service Protector	Kalea @	2300 Amperes			
Fused Disc Sw	100%			2031	* *	5	\$600	В
Raceway								
Conduit	70%			2041	* *	1		В
Conduit	30%			2021	\$5,000	1		В
Panelboards								
Molded Case Bkrs	70%			2037	* *	5	\$2,700	В
Molded Case Bkrs	30%			2020	\$14,300	5	\$1,100	В
Wiring								
Braided Cloth	30%		\$71,700	2046	* *	1		В
		0	ent : Moderate, Are	a Affecte	ed : 100%			
		1 : Through	out					
Thermoplastic	70%			2041	* *	1		В
Motor Controllers	0.004				de de	-	\$ 000	P
Locally Mounted	80%			2026	* *	5	\$800	B
Locally Mounted	20%			2019	\$26,800	5	\$200	В
Ground								
Grounding Devices Generic	100%			LIFE	* *	5	\$2,100	В
tand-by Power	10070			LIIL		5	φ2,100	D
Transfer Switches								
Automatic	100%			2026	* *	1	\$44,000	В
Generators								
Diesel	100%			2024	* *	1	\$55,300	В
	Other Obs	servation, E	Extent : Moderate, A	Area Affe	ected : 100%			
		ı : Generat						
	Explana	tion : Detro	oit Diesel - No Ava	ilable Ra	tings			
Batteries	100-				*- • •	_	** *	-
Nickel Cadmium	100%			2014	\$700	5	\$31,800	В
Fuel Storage	1000/			2026	* *	F	¢4.200	р
Main Tank	100%			2036		5	\$4,300	В
ighting Interior Lighting								
Fluorescent	100%			2026	* *	10	\$131,900	В
1 norescent		servation. F	Extent : Moderate, A			10	ψ151,700	D
			out The Building					
		tion : T-8 L						
Egress Lighting	1		1					
Emergency, Service	50%			2021	\$12,600	1		В
Exit, Service	50%			2026	* *	1		В

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

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

Asset # : 4452

Electrical	Current Repair			ure Replacement	M	Maintenance	
System Component Type		Fail Date Estima (Years)	ted Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Cod
ighting Exterior Lighting HID HID	80% 20% Not in Servi Location :	Now ice, Extent : Mode Exterior	202 \$1,200 203 rate, Area Affecte	**	10	\$400	B B
Mechanical		Current Repair	Fut	ure Replacement	M	aintenance	
System Component Type	% of F	Fail Date Estima (Years)		Estimated Cost		Estimated Cost	Priority Cod
leating Energy Source Interruptible Gas/Dual Fuel	100%		203	. **	1		В
Conversion Equipment Steam Boiler	Location :	rvation, Extent : L Boiler Room		ed : 100%	1	\$142,600	В
Distribution	Explanatio	on : 2 Units - Best	- 12,000 Lb/hr E	a			
Steam Piping/Pump Terminal Devices	100%		203	**	4	\$10,700	В
Air Handler Convector/Radiator Fan Coil Unit/Heat	40% 40% 20%		2026 2026 2022	5 **	1 1 1	\$35,600 \$18,600 \$9,300	B B B
ir Conditioning Energy Source Electricity	100%		203		1	φ,,300	B
Conversion Equipment Int Pkg Unit - Cooling No Component	10%		2019		2	\$900	B D
entilation Distribution Ductwork/Diffusers	100%		LIFI] **	2-5	\$80,200	В
Exhaust Fans Interior	100%		202	\$6,700	2	\$4,400	В
lumbing H/C Water Piping Galv Iron/Steel	100%		2019	9 \$517,900	1		В
Water Heater Gas Fired	Location :	rvation, Extent : L Boiler Room			2	\$2,200	В
Sanitary Piping Cast Iron	Explanation 100%	on : 2 Units - A O	Smith LIFI	7 **	1		В
Storm Drain Piping Cast Iron	100%		LIF	2	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.

Asset # : 4452

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

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

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

DEPT. OF HOMELESS SERVICES - FY 2013 Print Date : 22-Oct-2012

Asset Name	: BELLEVUE SHELTER		
Address	: 432-435 EAST 30TH STREET @ FIR	ST 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

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



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

DEPT. OF HOMELESS SERVICES - 071

BELLEVUE SHELTER

Asset # : 1955

rchitecture	Current Repair	Future Replacement	M	aintenance	
stem Component Type	% of Fail Date Estimated Co Total (Years)	ost Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority Cod
terior					
Exterior Walls					
Cast Stone/Terra Cotta	10% Now \$1,565,60		5	\$336,400	А
	Broken/Missing Elements, Extent : M		ó		
	Location : At Cornices Throughout				
	Cracking/Crumbling, Extent : Mode	rate, Area Affected : 20%			
	Location : Throughout				
	Staining/Discoloring, Extent : Mode	rate, Area Affected : 50%			
	Location : Throughout				
	Other Observation, Extent : Modera				
	Location : Various Balcony Locati			1 (7)	
	Explanation : Broken Terracotta B	rackets At Various Balconies	Has Expo	sed The	
Masonry: Prick	Supporting Steel Causing Rusting 85% Now \$2,401,20	0 LIFE **	5	\$366,000	A
Masonry: Brick	<i>Efflorescence, Extent : Moderate, An</i>		5	\$300,000	A
	Location : North And South Facad				
	Jnt Mortar Miss/Erod, Extent : Mod				
	Location : At Elevator Penthouses	eraie, firea fijjeerea i 5070			
	Staining/Discoloring, Extent : Sever	e. Area Affected : 20%			
	Location : North Facade	-,			
Masonry: Limestone	5% Now \$527,90	00 LIFE **	5	\$16,100	Α
•	Broken/Missing Elements, Extent : S	evere, Area Affected : 10%			
	Location : Balcony At North Side				
	Jnt Mortar Miss/Erod, Extent : Mod	erate, Area Affected : 50%			
	Location : Window Sills				
	Staining/Discoloring, Extent : Mode	rate, Area Affected : 20%			
	Location : Throughout				
Windows					
Aluminum	77% Now \$2,656,50		5	\$28,200	А
	Ctrwt/Balnc Not Funct, Extent : Mod	derate, Area Affected : 50%			
	Location : Throughout				
	Hardware Missing, Extent : Modera	te, Area Affected : 50%			
	Location : Throughout				
	Thermally Inefficient, Extent : Mode	rate, Area Affected : 100%			
	Location : Throughout				
Aluminum	3%	2039 **	5	\$2,200	Α
Steel	20% Now \$837,40		5	\$91,700	А
	Broken/Missing Elements, Extent : S	evere, Area Affected : 35%			
	Location : Throughout	4. Amer Aller 1 250/			
	Corrosion/Rusting, Extent : Modera	te, Area Affected : 25%			
	Location : Penthouses				
	Thermally Inefficient, Extent : Mode				
	Location : Basement And Stair Sha	ij is			

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

DEPT. OF HOMELESS SERVICES - 071

BELLEVUE SHELTER

Asset # : 1955

Architecture	Current Repair Future Replacement				M			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
xterior	•							
Parapets								
Cast Stone/Terra Cotta	Location Cracking/O Location	: Over Nin Crumbling, : Througho	Extent : Moderate	, Area Aj	ffected : 15%	5	\$20,200	A
		: Through		c, 11/cu 1	<i>ijjeeieu</i> : <i>5070</i>			
Copper/Terne	5% Broken/Mi	0-2	\$7,400 ents, Extent : Ligh	2043 t, Area A	* * ffected : 10%	5	\$2,100	A
Masonry: Brick	70% Cracking/0 Location	Now Crumbling, : Penthous	\$237,600 Extent : Moderate	-	-	5	\$12,200	A
			cade, North Facad		00			
Masonry: Limestone	Location Jnt Mortar Location Staining/D	: Througho Miss/Erod : Coping	, Extent : Moderat Extent : Moderate	e, Area A	Affected : 50%	5	\$2,200	A
Roof								
IRMA/Protected Membrane			\$444,800 nt : Light, Area A <u>f</u>	2033 fected : 2	**			А
	Location : 9th Floor Roof Insul Miss/Displaced, Extent : Moderate, Area Affected : 25% Location : Over 9th Floor							
	Miss/Damaged Flashings, Extent : Moderate, Area Affected : 35% Location : Over 9th Floor							
		led, Extent : Over 9th	: Moderate, Area . Floor	Affected	: 100%			
Modified Bitumen		Now ogged, Exte : 7th Floor	\$15,600 nt : Light, Area A <u>j</u> East Roof	2023 fected : 1	\$311,200			A
Single Ply Membrane	Location	: Bulkhead	xtent : Light, Area Roofing Replaced Within 1			10	\$4,900	А

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.

DEPT. OF HOMELESS SERVICES - 071

BELLEVUE SHELTER

Asset # : 1955

Architecture	Curren	Futur	e Replacement	М			
System Component Type	% of Fail Da Total (Years	te Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
nterior							
Floors							
Cast in Place Concrete	Location : Sub B	\$147,500 ements, Extent : Mod asement - Various Lo ng, Extent : Moderate	cations		5	\$108,500	С
	Other Observation Location : Mecha	ghout Sub Basement , Extent : Moderate, 2 inical Boiler And Cor el Utility Covers And Basement	ridor Are	eas Throughout	hrougho	ut In Various	
Ceramic Tile	5% Now	\$160,900 ng, Extent : Moderate	2026 , Area A <u>f</u>	* * Fected : 25%	5	\$12,400	С
Marble Panels	Location : Throu		00		5	\$18,600	С
	Location : Throu	rod, Extent : Light, A ghout	еа Ајјесі	ea : 10%			
Quarry Tile	5% 0-2 Cracking/Crumblin Location : Throu	\$38,600 ag, Extent : Light, Ard ghout	2028 va Affecte	* * d : 10%	5	\$18,600	С
Terrazzo		\$293,600 Extent : Moderate, A us Locations Through		* * cted : 10%	5	\$58,100	С
Vinyl Tile	Location : Basen Broken/Missing El	\$461,400 Extent : Moderate, A eent And 9th Floor Ce ements, Extent : Mod eent And 9th Floor Ce	orridors erate, Arc		3	\$18,600	С
Vinyl Tile	Location : Throu	, Extent : Moderate, A lors			3	\$24,800	С
Vinyl Tile	35%		2028	* *	3	\$65,100	С
,	5570		2020		5	405,100	\sim

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

DEPT. OF HOMELESS SERVICES - 071

BELLEVUE SHELTER

Asset # : 1955

Architecture		Current F	Repair	Futur	e Replacement	Μ		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
nterior						-		
Interior Walls								
Ceramic Tile	5%		\$226,100	2032	* *	5	\$13,100	С
	-	-	Extent : Moderate	-	-		T	
	Through	nout	, Toilets Prominent			rious Oth	er Locations	
Granite Panels	5%		\$111,900	LIFE	* *			С
	0	Crumbling, n : Through	Extent : Light, Ard out	ea Affect	ed : 10%			
Marble Panels	5%	0-2	\$111,900	LIFE	* *			С
	-	Crumbling, n : Through	Extent : Light, Ard out	ea Affect	ed : 10%			
Plaster	20%	Now	\$1,877,800	LIFE	* *	5	\$31,500	С
	Broken/M	issing Elen	ents, Extent : Seve	re, Area	Affected : 50%			
	Location	n : 9th Floo	r					
		-	amage, Extent : M			%		
			r And Stairwells Th	-				
			xtent : Severe, Are	a Affecte	d : 25%			
	Location	n : 9th Floo	r					
Plaster	65%			LIFE	* *	5-10	\$289,600	С
Ceilings								
AcousTile,Adhered	10%		\$87,600	2028	* *	5	\$24,800	В
		-	ents, Extent : Mod	erate, Ar	ea Affected : 20%			
		n : Basemer			a a a (
			: Moderate, Area	Affected	: 25%			
		n : Basemer	lt					
AcousTileConcealSpLn				2028	* *	5	\$62,000	В
AcousTileSusp.Lay-In	5%		\$32,300	2028	* *	5	\$12,400	В
		6	ents, Extent : Mod	erate, Ar	ea Affected : 10%			
		n : Basemer			<i>(</i> , 1, 200/			
	8	0	, Extent : Moderate	e, Area A	ffected : 20%			
		n : Basemer					****	
Plaster	75%		\$1,248,000	LIFE	**	5	\$232,500	В
		ussing Elen 1 : 9th Floo	ents, Extent : Seve	re, Area	Affected : 50%			
				A. CC	1 250/			
			xtent : Severe, Are r; 7th Floor Office					
	Locanor	1 . 9 <i>in</i> F100	r, 7th Floor Office	7 ₩-39	Anu Dorm 7 E-43			
Electrical		Current F	Repair	Futur	e Replacement	М	aintenance	
System	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priorit
Component Type	Total	(Years)		FY		(Yrs)		Cod
nder 600 Volts								
Service Equipment	1000			00.40	* *	~	A1 500	P
Fused Disc Sw	100%			2043	* *	5	\$1,500	В

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

Location : Room W 33

Explanation : 4000 Amps Main Service

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

BELLEVUE SHELTER

Asset # : 1955

lectrical		Current	Repair	Futur	e Replacement	M	aintenance	
/stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit Cod
der 600 Volts								
Switchgear / Switchboard								
Molded Case Bkrs	80%			2043	* *	5	\$7,100	В
			Extent : Light, Area	Affected	: 80%			
		ı : Room W						
		tion : 1600 1ps Service	Amps Service A B					
Molded Case Bkrs	20%			2053	* *	5	\$1,800	В
	Other Obs	servation, I	Extent : Light, Area	Affected	: 20%			
	Location	ı : Electric	al Room					
	Explana	tion : 800 I	Amps For Elevators	3				
Raceway								
Conduit	50%			2023	\$22,900	1		В
Conduit	50%			2043	* *	1		В
Panelboards								
Fused Knife Sw	20%		\$26,500	2048	* *	5	\$800	В
			Extent : Moderate,	Area Af	fected : 100%			
	Location	ı : Basemer						
Fused Toggle Switch	59%		\$78,000	2048	* *	5	\$2,300	В
			Extent : Moderate, A	Area Affe	ected : 59%			
		1 : Through						
	Explana	tion : On E	Extended Life					
Molded Case Bkrs	10%			2022	\$13,200	5	\$900	В
Molded Case Bkrs	10%			2039	* *	5	\$900	В
Molded Case Bkrs	1%			2045	* *	5	\$100	В
Wiring								
Braided Cloth	90%		\$64,100	2048	* *	1		В
		0	ent : Moderate, Are	a Affecte	ed : 100%			
	Location	1 : Through	nout					
Thermoplastic	10%			2043	* *	1		В
Motor Controllers								
Locally Mounted	80%			2021	\$214,800	5	\$1,800	В
Locally Mounted	20%			2036	* *	5	\$400	В
ound								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$9,800	В
			Extent : Moderate, A	Area Affe	ected : 100%			
		ı : Basemer						
	Explana	tion : Wate	er Main					

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.

BELLEVUE SHELTER

Asset # : 1955

Electrical		Current F	Repair	Futur	e Replacement	М	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Cod
ghting								
Interior Lighting	100/	• •	*= 0.000					P
Fluorescent	10%		\$78,300	2033	**			В
			, Extent : Severe, A	rea Affe	cted : 10%			
		n : Sub Base	ement					
Fluorescent	20%			2028	* *	10	\$60,800	В
			Extent : Moderate, A	Area Affe	ected : 100%			
		n : Through						
	-	tion : T-8 L	amps	2022	¢ 170.000	10	¢10 2 400	
Fluorescent	60%			2023	\$470,000	10	\$182,400	В
			Extent : Moderate, A	Area Affe	ected : 00%			
		n : Through						
		tion : T-12	Lamps	2020	* *	10	¢700	
HID	5%			2028		10	\$500 \$400	B
Incandescent	5%)		2023	\$39,200	2	\$400	В
Egress Lighting	500/			2019	¢26 800	1		п
Emergency, Service Exit, Service	50% 20%			2018 2028	\$26,800 * *	1 1		B B
Exit, Service	20% 30%			2028	\$16,100	1		B
Exterior Lighting	5070			2010	\$10,100	1		D
HID	100%			2023	\$13,300	10	\$1,100	В
larm	10070			2023	¢15,500	10	φ1,100	D
Fire/Smoke Detection								
No Component	70%							D
Generic	30%	1		2023	\$1,148,800	1-3	\$63,400	В
	Other Ob.	servation, E	Extent : Light, Area	Affected	: 100%			
	Location	n : Through	out					
	Explana	tion : Addr	essable Type					
lechanical		Current F	Repair	Futur	e Replacement	М	aintenance	
ystem	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priorit
Component Type	Total	(Years)		FY		(Yrs)		Cod
eating	1							
Energy Source								
Utility Steam	100%			2043	* *	1		В
			Extent : Light, Area	Affected	: 100%			
		n : Basemen						
	Explana	ition : Stean	n From Con Edisor	ı				
Conversion Equipment	1000/			2026	* *	F	¢10.700	п
Pres. Reducing Valve/LF	P 100%			2026	~ Ť	5	\$19,700	В
Steam								
Distribution Steam Piping/Pump	100%	Now	\$257,500	2023	\$2,575,400	4	\$16,400	В
Swam r iping/r ump			۶257,300 oderate, Area Affe'			4	φ10 , 400	D
	I	, Extent . M	oueruie, Areu Affe	cicu . 10	070			

Location : Sub Basement

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

BELLEVUE SHELTER

Asset # : 1955

lechanical		Current F	tepair	Futur	e Replacement	М	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
eating								
Terminal Devices								
Air Handler	20%	Now	\$397,800	2033	* *	1	\$36,900	В
		vice, Exten 1 : Sub Base	t : Severe, Area Aff ement	ected : 1	00%			
Convector/Radiator			\$278,700 Extent : Moderate, A	2021 Area Affe	\$2,787,200 cted : 30%	1	\$77,200	В
		n : Upper F						
a Conditioning	Explana	tion : Broke	en Radiators Remo	ved / Nee	ed Replacement			
ir Conditioning Energy Source								
Electricity	100%			2031	* *	1		В
Conversion Equipment	10070			2031		1		D
Window/Wall Unit	10%			2018	\$75,800	1		В
No Component	90%			2010	\$75,800	1		D
entilation	90%							D
Distribution								
Distribution Ductwork/Diffusers	100%			LIFE	* *	2-5	\$292,600	В
Exhaust Fans	100%			LIFE		2-3	\$292,000	D
Interior	100%	Now	\$20,400	2018	\$407,800	2	\$8,200	В
Interior			920,400 erate, Area Affecte			2	\$8,200	Б
		i : Through		<i>u</i> . 100/0)			
umbing	Locarion	. Intough						
H/C Water Piping								
Brass/Copper	15%			2033	* *	1		В
Galv Iron/Steel	85%	Now	\$187,300	2033	\$936,500	1		B
Gaiv Itoli/Steel	Corroded,		oderate, Area Affe			1		Б
		ervation, E	Extent : Moderate, A	Area Affe	cted : 25%			
		0	a Tauka In Doon C					
IWV Heat Eacher con	Ехріана	uon . nous	e Tanks In Poor Co	manion				
HW Heat Exchanger	1000/	Marri	¢ < 9, 700	2042	* *	4	\$32,900	р
Low Temp	Leak Evid	Now ent, Extent a : Sub Base	\$68,700 Moderate, Area Area Area	2043 Affected :		4	\$32,900	В
	Obsolete I		Extent : Severe, Ar	ea Affeci	ted : 65%			
Sanitary Piping								
Cast Iron	100%	Now	\$40,100	LIFE	* *	1		В
		ent, Extent 1 : Sub Base	: Moderate, Area A	Affected :	5%			
Storm Drain Piping								
Cast Iron	100%	Now	\$51,500	LIFE	* *	1		В
	Blockage	/Clogged, H	Extent : Severe, Are	a Affecte	ed : 40%			
			Roof Drains					

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

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

BELLEVUE SHELTER

Asset # : 1955

Mechanical	Current Repa	air	Futur	e Replacement	Μ	aintenance	
System Component Type	% of Fail Date Es Total (Years)	timated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
lumbing							
Sump Pump(s)							
Rigid Piping	100% Now	\$4,000	2023	\$10,100	4	\$1,300	В
	Other Observation, Exter		a Affecte	d : 100%			
	Location : Sub Basemen		. 1				
	Explanation : Water Ev For Service	ident In Sub Ba	isement I	loor Pipe Chase /	2 G ⁻ 4 F	umps Removed	
Fixtures							
Generic	100%						В
	Obsolete Fixtures, Exten	t : Severe, Area	Affected	: 100%			
	Location : Throughout						
Vertical Transport							
Elevators							
Geared Traction	100%		LIFE	**			С
	Other Observation, Exter		a Affecte	d : 100%			
	Location : (2) Sb-7 (5)						
. <u>a</u> :	Explanation : 7 Units, 4	⁴ Units Not In S	ervice / I	Not In Service Uni	ts Are Be	eyond Repair	
Fire Suppression Standpipe							
Generic	100% Now	\$65,800	2033	* *	1-5	\$117,800	В
Generie	Corroded, Extent : Mode	. ,		2/4	1-5	\$117,000	D
	Location : Sub Basemer						
Sprinkler							
No Component	95%						D
Generic	5%		2033	* *	1-2	\$4,700	B
	Other Observation, Exter	ıt : Light, Area		: 100%		, , , , , , , , , , , , , , , , , , , ,	
	Location : Sub Basemen	-					
	Explanation : Limited (Coverage					

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

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

DEPT. OF HOMELESS SERVICES - FY 2013 Print Date : 22-Oct-2012

Asset Name	: BORDEN AVENUE MEN'S SHELTI	ER						
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



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

Asset # : 1941

			55el # . I	-				
Architecture		Current Repa	air	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Es (Years)	timated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Concrete Masonry Unit	25%			LIFE	* *	5	\$5,300	A
Masonry: Brick	65%	Now	\$145,800	LIFE	* *	5	\$22,200	А
		Cracks, Extent	: Moderate, Ar	ea Affeci	ted : 10%			
		: East Facade		A (C	. 1 . 100/			
	-	d/Bulging, Exte : East Facade	m : Severe, Ar	ea Ajjeci	ea : 10%			
		etration, Exten	t · Moderate	Area Affe	cted · 10%			
		: East Facade	<i>i</i> . <i>moderate</i> , <i>i</i>	11eu 11jje	cieu . 1070			
Metal Panel	5%			2041	* *	5-10	\$11,700	A
Pre-Cast Concrete	5%	Now	\$3,000	LIFE	* *	5	\$5,600	A
Tre-Cast Concrete		r Miss/Erod, Ex			Affected : 50%	5	ψ5,000	Π
		: Window Sills		e, 111 eu 1	<i>ijjeeleu</i> : <i>5676</i>			
		ts, Extent : Mo		ffected : 2	25%			
		: Window Sills	,	<i>J</i>				
Windows								
Aluminum	85%			2037	* *	5	\$5,000	А
Aluminum	15%	Now	\$41,100	2046	* *	5	\$400	А
		-	, Extent : Mod	erate, Ar	ea Affected : 35%			
		: Clearstories						
		etration, Exten	t : Moderate, A	Area Affe	cted : 15%			
	Location	: Clearstories						
Roof Modified Bitumen	100%	Now	¢00.000	2026	* *			٨
Modified Bitumen		inow xtent : Modera	\$98,800 to Area Affect					А
		: Throughout	е, лей Ајјеси	zu . 1070				
		etration, Exten	t : Light, Area	Affected	: 20%			
		: Flashing At		ngjeereu	. 2070			
nterior								
Floors								
Carpet	5%			2020	\$20,400	3	\$7,100	С
Cast in Place Concrete	65%			LIFE	* *	5	\$100,700	С
Ceramic Tile	5%			2030	* *	5	\$3,500	С
Vinyl Tile	25%	Now	\$164,800	2031	* *	3	\$6,600	С
	-	Crumbling, Ext	ent : Moderate	, Area Aj	ffected : 25%			
		: Throughout			ACC 1 250/			
	-	loor Evident, E : Throughout	xtent : Moaera	te, Area I	Affected : 25%			
Interior Walls	Location	Throughout						
Cast in Place Concrete	2%			LIFE	* *			С
Cast III Place Concrete Ceramic Tile	2% 5%			2030	* *	5	\$3,700	C
Concrete Masonry Unit	83%			LIFE	* *	5	\$24,900	C
Gypsum Board	10%			LIFE	* *	5	\$4,500	C
Ceilings	10/0					2	\$ 1,500	č
	10%			2026	* *	5	\$7,100	В
AcousTileSusp.Lav-In	10%			2026	• •	5	Ψ 100	D
AcousTileSusp.Lay-In Exposed Struc: Steel	35%			2026 LIFE	* *	5	φ7,100	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.

Asset # : 1941

Electrical	Curre	nt Repair	Futu	re Replacement	Μ	aintenance	
System Component Type	% of Fail D Total (Year	ate Estimated Cost rs)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts							
Service Equipment							
Fused Disc Sw	100%		2021	\$900	5	\$200	В
		n, Extent : Moderate, A	Area Affe	ected : 100%			
	Location : Elect						
	Explanation : 2-	1200 Amperes Main	Service I	Protectors.			
Switchgear / Switchboard					_		_
Fused Knife Sw	100% 2-4	\$14,500	2051	* *	5	\$100	В
		ent, Extent : Moderate,	Area Aj	ffected : 100%			
	Location : Elect						
		Extent : Moderate, A	rea Affec	cted : 100%			
	Location : Elect	rical Room					
Raceway	0.5			** *~ -			-
Conduit	95%		2021	\$2,400	1		В
Conduit	5%		2041	* *	1		В
Panelboards							
Fused Disc Sw	5%		2020	\$600	5	\$100	В
Molded Case Bkrs	90%		2029	* *	5	\$1,100	В
Molded Case Bkrs	5%		2037	* *	5	\$100	В
Wiring							
Thermoplastic	95%		2031	* *	1		В
Thermoplastic	5%		2041	* *	1		В
Motor Controllers							
Locally Mounted	100%		2026	* *	5	\$300	В
Ground							
Grounding Devices	1000			ale ale	_	*-	-
Generic	100%		LIFE	* *	5	\$700	В
		Other Observation, Extent : Moderate, Area Affected : 100%					
	Location : Wate						
	Explanation : C	onnected To Main Wa	ter Pipe				
Lighting							
Interior Lighting	050/		2021	¢ስ <u>ኖ</u> 100	10	¢26000	р
Fluorescent	85%	- Enterio Malanda	2021	\$95,100	10	\$36,900	В
		n, Extent : Moderate, A ughout The Building	area Ађе	ectea : 100%			
		0 0					
	Explanation : T	-12 Lamps		ate ate	10		
Fluorescent	15%		2026	* *	10	\$6,500	В
		n, Extent : Moderate, A	Area Affe	ected : 100%			
	Location : Offic						
	Explanation : T	-8 Lamps					
Egress Lighting	400/		0001	AAAAAAAAAAAAA	10	* * * * *	P
Emergency, Battery	40%		2021	\$7,700	10	\$4,600	B
Exit, Service	60%		2021	\$4,600	1		В
Exterior Lighting	100-			** ~~-	10	***	-
HID	100%		2021	\$1,900	10	\$200	В

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

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included. ** Replacement cost estimated to be beyond ten years is not included in this report.

Asset # : 1941

		C			- Douloo		-:	
Mechanical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Cod
leating								
Energy Source								
Natural Gas	Location	n : Water M	Extent : Light, Area leter Room Abondoned Gas Lin			1		В
Conversion Equipment								
Hot Water Boiler	Locatior Explana	1 : Outside tion : Coml	Extent : Light, Area Boiler Room Dustion Air May Be			1 Ted Prive	\$23,500 acy Partitions, 1	В
Distribution	Unit A.l.	Eastman 5	,021,000 Btu/hr					
Hot Wtr Piping/Pump	100%			2020	\$264,700	4	\$2,300	В
Terminal Devices					+,/		+_;= • • •	
Air Handler	75%			2021	\$213,100	1	\$22,000	В
Convector/Radiator	25%			2026	* *	1	\$3,800	В
ir Conditioning Energy Source						_		_
Electricity	100%			2029	* *	1		В
Conversion Equipment Ext Pkg Unit - Cooling	-		ent : Moderate, Are Roof Units Inopera		\$243,300 ed : 10%	2	\$2,900	В
entilation								
Distribution Ductwork/Diffusers	100%			LIFE	* *	2-5	\$26,400	В
Exhaust Fans Roof	100% Damaged, Location		\$2,100 ight, Area Affected	2026 : 5%	* *	2	\$1,200	В
lumbing								
H/C Water Piping								_
Galv Iron/Steel	100%			2026	* *	1		В
Water Heater Gas Fired	100%			2014	\$12,300	2	\$700	В
Sanitary Piping Cast Iron	100%			LIFE	* *	1		В
Storm Drain Piping Cast Iron			\$14,700 Extent : Light, Area Located In Drivewa		* *	1		В
	Explana	tion : Roof	Drains Run Into A Prains Run Into A de Collapsed	-	Sistern And Then In	nto Street	t Storm Sewer.	
Sump Pump(s) Rigid Piping	100%			2021	\$10,100	4	\$1,300	В
Sewage Ejector(s) Electric	100%			2021	\$10,100	4	\$1,300	В

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

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

Asset # : 1941

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

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

DEPT. OF HOMELESS SERVICES - FY 2013 Print Date : 22-Oct-2012

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



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

DEPT. OF HOMELESS SERVICES - 071 BRIARWOOD FAMILY RESIDENCE

Asset # : 3012

		Asset # : 3	012				
Architecture	Current Repair		Futu	Future Replacement		Maintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Cod
Exterior							
Exterior Walls							
Masonry: Brick	95%		LIFE	* *	5	\$69,000	А
Stucco Cement	5%		2034	* *	5	\$9,100	А
Windows							
Aluminum	100%		2037	* *	5	\$15,800	А
Parapets							
Metal: Cage/Fence	100%		2034	* *	5-10	\$28,100	А
Roof							
Metal Panel	35%		2034	* *	10	\$33,700	А
Modified Bitumen	65%		2021	\$241,100	10	\$34,100	А
nterior							
Floors							
Cast in Place Concrete	10%		LIFE	* *	5	\$18,500	С
Vinyl Tile	90%		2021	\$709,200	3	\$28,600	С
Interior Walls							
Ceramic Tile	3%		2024	* *	5	\$3,500	С
Concrete Masonry Unit	15%		LIFE	* *	5	\$6,900	С
Gypsum Board	82%		LIFE	* *	5	\$56,900	С
Ceilings							
Gypsum Board	100%		LIFE	* *	5	\$106,800	В
Electrical		Current Repair	Futu	e Replacement	M	aintenance	
System	% of	Fail Date Estimated Cost	Year	Estimated Cost	Cvcle	Estimated Cost	Priority
Component	Total	(Years)	FY		(Yrs)		Cod
Туре							
Jnder 600 Volts							
Service Equipment	1000			de de	_	\$2 00	P
Fused Disc Sw	100%		2041	* *	5	\$300	В
		servation, Extent : Moderate,	Area Affe	ected : 100%			
		n : Electrical Room					
	Explana	tion : Main Service Switch Ro	ited @ 12	200 Amperes			
Switchgear / Switchboard			• • • • •		_	* * * *	-
Fused Disc Sw	100%		2041	* *	5	\$300	В
Raceway							
Conduit	100%		2041	* *	1		В
Panelboards							
Molded Case Bkrs	100%		2037	* *	5	\$1,500	В
Wiring							
Thermoplastic	100%		2041	* *	1		В
Motor Controllers							
Locally Mounted	100%		2034	* *	5	\$400	В
Ground							
Grounding Devices							
Generic	100%		LIFE	* *	5	\$800	В
[jahting							

Lighting

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

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included. ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF HOMELESS SERVICES - 071 BRIARWOOD FAMILY RESIDENCE

Asset # : 3012

Electrical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
ighting								
Interior Lighting								
Fluorescent	97%			2026	* *	10	\$50,300	В
			xtent : Moderate, A	Area Affe	cted : 100%			
		-	out The Building					
	Explana	tion : T-8 A	nd Cfl Lamps					
HID	3%			2026	* *	10	\$100	В
Egress Lighting								
Emergency, Service	50%			2026	* *	1		В
Exit, Service	50%			2026	* *	1		В
ightning Protection								
Arresters/Cabling								
Generic	100%			2049	* *	5	\$1,700	В
				- 1				
Mechanical		Current F	Repair	Futur	e Replacement	IVI	aintenance	
System	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
Component Type	Total	(Years)		FY		(Yrs)		Cod
Ieating								
Energy Source	100%			2041	* *	1		В
Natural Gas	100%			2041	· ·	1		D
Conversion Equipment	1000/			2026	* *	1	¢29.100	р
Hot Water Boiler	100% Other Ob		xtent : Light, Area	2026		1	\$28,100	В
		n : Boiler R		Ајјестей	. 10070			
	Explana	tion : 2 Uni	IS					
Distribution	1000/	Nam	¢15 000	2020	* *	4	¢2 000	р
Hot Wtr Piping/Pump	100% Logh Evi		\$15,800 Moderate, Area A:	2029		4	\$2,800	В
			eed Tank And Pum		5%			
	Localio	1: Doller F	eea Tank Ana Pum	Ø				
Terminal Devices	1 50/			2026	* *		\$5.200	р
Air Handler	15%			2026	* *	1	\$5,300	В
Convector/Radiator					ale ale	1	\$1 E <00	D
	85%			2026	* *	1	\$15,600	В
Air Conditioning	85%				* *	1	\$15,600	В
Air Conditioning Energy Source				2026		1	\$15,600	
Air Conditioning Energy Source Electricity	85%				**	1	\$15,600	B
Air Conditioning Energy Source Electricity Conversion Equipment	100%			2026 2037	* *			В
Air Conditioning Energy Source Electricity Conversion Equipment Int Pkg Unit - Cooling	100%			2026 2037 2022	* * \$40,600	2	\$15,600	B
Air Conditioning Energy Source Electricity Conversion Equipment Int Pkg Unit - Cooling Window/Wall Unit	100% 5% 5%			2026 2037	* *			B B B
Air Conditioning Energy Source Electricity Conversion Equipment Int Pkg Unit - Cooling Window/Wall Unit No Component	100%			2026 2037 2022	* * \$40,600	2		B
Air Conditioning Energy Source Electricity Conversion Equipment Int Pkg Unit - Cooling Window/Wall Unit No Component	100% 5% 5%			2026 2037 2022	* * \$40,600	2		B B B
Air Conditioning Energy Source Electricity Conversion Equipment Int Pkg Unit - Cooling Window/Wall Unit No Component Ventilation Distribution	100% 5% 5% 90%			2026 2037 2022 2016	* * \$40,600 \$6,500	2 1	\$200	B B D
Air Conditioning Energy Source Electricity Conversion Equipment Int Pkg Unit - Cooling Window/Wall Unit No Component Ventilation Distribution Ductwork/Diffusers	100% 5% 5% 90% 50%			2026 2037 2022	* * \$40,600	2		B B D B
Air Conditioning Energy Source Electricity Conversion Equipment Int Pkg Unit - Cooling Window/Wall Unit No Component Ventilation Distribution Ductwork/Diffusers No Component	100% 5% 5% 90%			2026 2037 2022 2016	* * \$40,600 \$6,500	2 1	\$200	B B D
Air Conditioning Energy Source Electricity Conversion Equipment Int Pkg Unit - Cooling Window/Wall Unit No Component Ventilation Distribution Ductwork/Diffusers	100% 5% 5% 90% 50%			2026 2037 2022 2016	* * \$40,600 \$6,500	2 1	\$200	B B D 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.

DEPT. OF HOMELESS SERVICES - 071 BRIARWOOD FAMILY RESIDENCE

Asset # : 3012

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

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

Print Date: 22-Oct-2012 DEPT. OF HOMELESS SERVICES - FY 2013

Asset Name	: BROWNSVILLE WOMENS SHELTER	R	
Address	: 357 SARATOGA AVENUE @ST. MAR	RKS 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.

DEPT. OF HOMELESS SERVICES - 071 BROWNSVILLE WOMENS SHELTER

Asset # : 4454

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
xterior								
Exterior Walls								
Masonry: Brick	Location Worn/Ero	Extent : Mo 1 : Areaway ded, Extent	\$10,100 derate, Area Affect (s), North Facade : Light, Area Affec (s), North Facade			5	\$3,100	A
Stucco Cement	Location Diagonal	Crumbling, 1 : South Fa Cracks, Ex	\$56,900 Extent : Moderate acade tent : Moderate, Ar acade, West Facade	ea Affeci	-	5	\$11,600	A
Windows	Locuitor	<i>i</i> . Soun Pt	icuae, wesi Facuae					
Aluminum	100%			2037	* *	5	\$800	А
Parapets	10070			2037		5	\$800	A
Masonry: Brick	25%			LIFE	* *	5	\$500	А
Stucco Cement	25% 75%			2026	* *	5	\$3,800	A
Roof	1570			2020		5	\$5,000	Π
Modified Bitumen	95%			2029	* *	10	\$15,000	А
Skylight, Metal/Glass	95% 5%			2029	* *	10	\$13,000	A
terior	3%			2041		10	\$2,000	A
Floors								
Quarry Tile	5%			2034	* *	5	\$1,200	С
Vinyl Tile	95%			2034	* *	3	\$7,700	C
Interior Walls	9,570			2020		5	\$7,700	C
Ceramic Tile	5%			2030	* *	5	¢1.000	C
					* *	5	\$1,000	C
Concrete Masonry Unit	5%			LIFE	* *	5	\$400	C
Gypsum Board	90%			LIFE	* *	5	\$10,400	С
Ceilings	2.5%			2026	* *	-	¢ 4 000	р
AcousTileSusp.Lay-In	25%			2026		5	\$4,000	В
Gypsum Board	75%			LIFE	* *	5	\$15,100	В
lectrical		Current F	Repair	Futur	e Replacement	M	aintenance	
				_				
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Cod
Component Type			Estimated Cost		Estimated Cost	•	Estimated Cost	
Component Type			Estimated Cost		Estimated Cost	•	Estimated Cost	
Component Type nder 600 Volts			Estimated Cost		Estimated Cost	•	Estimated Cost \$100	
Component Type nder 600 Volts Service Equipment	Total	(Years)	Estimated Cost	FY 2031	* *	(Yrs)		Cod
Component Type nder 600 Volts Service Equipment	Total 100% Other Obs	(Years)	Txtent : Moderate, A	FY 2031	* *	(Yrs)		Cod
Component Type nder 600 Volts Service Equipment	Total 100% Other Obs Location	(Years) Servation, E a : Electrico	Txtent : Moderate, A	FY 2031 Area Affe	* * cted : 100%	(Yrs)		Cod
Component Type nder 600 Volts Service Equipment	Total 100% Other Obs Location	(Years) Servation, E a : Electrico	Extent : Moderate, A Il Room	FY 2031 Area Affe	* * cted : 100%	(Yrs)		Cod
Component Type nder 600 Volts Service Equipment Fused Disc Sw	Total 100% Other Obs Location	(Years) Servation, E a : Electrico	Extent : Moderate, A Il Room	FY 2031 Area Affe	* * cted : 100%	(Yrs)		Cod
Component Type nder 600 Volts Service Equipment Fused Disc Sw Switchgear / Switchboard Molded Case Bkrs	Total 100% Other Obs Location Explana	(Years) Servation, E a : Electrico	Extent : Moderate, A Il Room	FY 2031 Area Affe ted @ 40	* * cted : 100% 0 Amperes	(Yrs)	\$100	Cod B
Component Type nder 600 Volts Service Equipment Fused Disc Sw Switchgear / Switchboard	Total 100% Other Obs Location Explana	(Years) Servation, E a : Electrico	Extent : Moderate, A Il Room	FY 2031 Area Affe ted @ 40	* * cted : 100% 0 Amperes	(Yrs)	\$100	Cod B
Type inder 600 Volts Service Equipment Fused Disc Sw Switchgear / Switchboard Molded Case Bkrs Raceway	Total 100% Other Obs Location Explana 100%	(Years) Servation, E a : Electrico	Extent : Moderate, A Il Room	FY 2031 Area Affe ned @ 40 2031	* * cted : 100% 0 Amperes * *	(¥rs) 5 5	\$100	B 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.

DEPT. OF HOMELESS SERVICES - 071 BROWNSVILLE WOMENS SHELTER

Asset # : 4454

		ASSet # : 44	-				
Electrical	Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Jnder 600 Volts							
Wiring	1000/		2021	* *	1		D
Thermoplastic	100%		2031	* *	1		В
Motor Controllers Locally Mounted	100%		2026	* *	5	\$100	В
bround	10070		2020		5	φ100	D
Grounding Devices							
Generic	100%		LIFE	* *	5	\$200	В
ighting							
Interior Lighting							
Fluorescent	80%		2021	\$20,400	10	\$7,900	В
	Other Observation, I Location : Through		Area Affe	cted : 100%			
	0						
	Explanation : Usin	g 1-12 Lamps	2026	* *	10	¢1.000	
Fluorescent	10% Other Observation, 1	Extent · Moderate	2026 Area Affe		10	\$1,000	В
	Location : 1st Floo		ireu Ajje	cieu . 10070			
	Explanation : T-8 I						
Incandescent	10%	Sumps	2021	\$2,500	2		В
Egress Lighting	10/0		2021	ψ2,500	2		Ъ
Emergency, Service	50%		2021	\$900	1		В
Exit, Service	50%		2021	\$900	1		В
Exterior Lighting							
HID	100%		2021	\$400	10		В
Machaniael	Current	Popair	Futur	e Replacement	M	aintenance	
Mechanical		Repair	Futur	e Replacement			
system Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Cod
leating							
Energy Source							
Natural Gas	100%		2031	* *	1		В
Conversion Equipment	1000/		2026	* *	1	ф г. 200	р
Hot Water Boiler	100%	Entone . Light Anga	2026		1	\$5,300	В
	Other Observation, 1 Location : Boiler R	-	Ajjeciea	: 100%			
		it, H B Smith 310,0	00 Rtu/h	~			
Distribution	Explanation : 1 On	<i>iii, 11 B Smith 510,0</i>	00 Bitti Ili				
Hot Wtr Piping/Pump	100%		2029	* *	4	\$500	В
Terminal Devices							
Convector/Radiator	100%		2026	* *	1	\$3,500	В
ir Conditioning							
Energy Source							
Electricity	100%		2029	* *	1		В
Conversion Equipment	100/		0015	**			
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		nt Maintenance			
ystem Component Type		ail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
entilation								
Distribution								
Ductwork/Diffusers	60%		LIFE	* *	2-5	\$3,600	В	
No Component	40%						D	
Exhaust Fans								
Interior	60%		2021	\$8,000	2	\$200	В	
Roof	40%		2021	\$3,800	2	\$100	В	
lumbing								
H/C Water Piping								
Galv Iron/Steel	100%		2026	* *	1		В	
Water Heater								
Gas Fired	100%		2016	\$2,800	2	\$200	В	
Sanitary Piping								
Cast Iron	100%		LIFE	* *	1		В	
Storm Drain Piping								
Cast Iron	100%		LIFE	* *	1		В	
Fixtures								
Generic	100%						В	
	Obsolete Fix	ctures, Extent : Severe, Arec	Affected	l : 100%				
	Location :	Throughout						

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

DEPT. OF HOMELESS SERVICES - FY 2013 Print Date : 22-Oct-2012

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
DIOCK	: 3420 Lot : 3	DIN	; 5515561

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



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

DEPT. OF HOMELESS SERVICES - 071 BUSHWICK FAMILY RESIDENCE

Asset # : 53

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

ectrical	Current Repair	Future Repla	cement	Maintenance			
stem Component Type	% of Fail Date Estima Total (Years)	ited Cost Year Estima FY	ted Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
der 600 Volts							
Switchgear / Switchboard							
Fused Disc Sw	100%	2031	* *	5	\$200	В	
	Other Observation, Extent : M	Ioderate, Area Affected : 10	00%				
	Location : Basement						
	Explanation : 1200 Amp Ma	in Fused Disconnect Switcl	n In The Sw	itchboar	rd		
Raceway							
Conduit	100%	2031	* *	1		В	
Panelboards							
Molded Case Bkrs	100%	2029	* *	5	\$1,400	В	
Wiring							
Thermoplastic	100%	2031	* *	1		В	
Motor Controllers							

Ground

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

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

			Asset # : :	53				
Electrical		Current F	Repair	Futur	e Replacement	Μ	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Cod
round								
Grounding Devices Generic	Location	: Water M	Extent : Moderate, A lain ected To Water Pip		* * ected : 100%	5	\$800	В
ighting								
Interior Lighting Fluorescent	Location		Extent : Moderate, A out The Building amps	2021 Area Affe	\$120,800 ected : 100%	10	\$46,900	В
HID	2% Other Obs Location	ervation, E : Roof	Extent : Moderate, A Pressure Sodium	2021 Area Affe	\$400 ected : 100%	10		В
Egress Lighting Emergency, Battery Exit, Service	40% 60%			2021 2021	\$8,400 \$5,100	10 1	\$5,000	B B
ightning Protection Arresters/Cabling Generic	100%			2036	* *	5	\$600	В
Mechanical		Current F	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Cod
eating								
Energy Source Natural Gas	100%			2041	* *	1		В
Conversion Equipment Hot Water Boiler	Location	ervation, E : Basemen tion : 2 Nev		2038 Affected	**	1	\$25,900	В
Distribution	Елринии	1011.2110	v Onus					
Hot Wtr Piping/Pump	100%			2037	* *	4	\$2,600	В
Terminal Devices Air Handler	Location	:Roof	\$1,300 Extent : Moderate, A ation Damaged	2021 Area Affe	\$62,600 ected : 10%	1	\$5,800	В
Convector/Radiator	80%			2026	* *	1	\$13,500	В
ir Conditioning Energy Source						_	+	
Electricity	100%			2037	* *	1		В

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

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

DEPT. OF HOMELESS SERVICES - 071 BUSHWICK FAMILY RESIDENCE

Asset # : 53

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

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

Print Date: 22-Oct-2012 DEPT. OF HOMELESS SERVICES - FY 2013

Asset Name	: CHARLES GAY SHELTER CLARK	THOMAS BUILDIN	G
Address	: WARDS ISLAND ADJ. TO KEENER I	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



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

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included. ** Replacement cost estimated to be beyond ten years is not included in this report.

Asset # : 3014

rchitecture		Current Repair	Set # . 3014	e Replacement	м	aintenance		
ystem Component Type	% of Total	Fail Date Estin (Years)	nated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Cod	
xterior								
Exterior Walls								
Cast in Place Concrete	10%		LIFE	* *	5	\$19,900	А	
Masonry: Brick	85%		LIFE	* *	5	\$33,900	А	
		pair Evident, Exte 1 : Throughout	ent : Light, Area Affe	cted : 10%				
Metal Panel	5%		2041	* *	5-10	\$13,700	А	
Windows								
Aluminum	70%		2037	* *	5	\$6,300	А	
Aluminum	30%		2046	* *	5	\$2,700	А	
		place Evident, Ex 1 : First Floor	tent : Light, Area Aff	ected : 100%				
Parapets								
Metal Panel	50%		2041	* *	5	\$2,400	Α	
Metal Rail	50%		2038	* *	5-10	\$11,100	А	
		place Evident, Ex 1 : Throughout	tent : Light, Area Aff	ected : 100%				
Roof								
Modified Bitumen	100%		2029	* *	10	\$53,600	А	
		place Evident, Ex 1 : Throughout	tent : Light, Area Aff	ected : 100%				
terior								
Floors								
Cast in Place Concrete	75%		LIFE	* *	5	\$118,800	С	
Vinyl Tile	25%		2021	\$168,500	3	\$6,800	С	
Interior Walls								
Concrete Masonry Unit	80%		LIFE	* *	5	\$26,200	С	
Gypsum Board	20%		LIFE	* *	5	\$9,800	С	
Ceilings								
AcousTileSusp.Lay-In	10%		2026	* *	5	\$7,200	В	
AcousTileSusp.Lay-In	10%	2-4	\$47,200 2041	* *	5	\$3,600	В	
	Location	i : Multipurpose K		-				
		ded, Extent : Mod 1 : Multipurpose K	erate, Area Affected 200m	: 25%				
Exposed Concrete	80%		LIFE	* *	5	\$9,100	В	
lectrical		Current Repair	Futur	e Replacement	M	aintenance		
ystem Component Type	% of Total	Fail Date Estin (Years)	nated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Cod	
ver 600 Volts								
Service Equipment								
Fused Disc Sw	100%		2047	* *	3	\$200	В	
		ervation, Extent :	Moderate, Area Affe	ected : 100%				
		a : Electrical Roor						
	Locuitor	. Liecinicai Rooi	n					

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

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

Asset # : 3014

		ASSEL # . 3					
Electrical	Current Repair Fut			e Replacement	Μ		
System Component Type		l Date Estimated Cost 'ears)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Cod
Over 600 Volts							
Transformers							
Dry Type	100%		2038	* *	3	\$400	В
	-	e Evident, Extent : Moder	ate, Arec	n Affected : 100%			
	Location : E	lectrical Room					
Feeders	1000/		20.42	* *	1		D
Cable	100%		2043	Υ Υ	1		В
Raceway	1000/		20.47	* *	1		D
Conduit	100%		2047	* *	1		В
Jnder 600 Volts							
Switchgear / Switchboard Air Circuit Breaker	100%		2021	\$14,500	5	\$300	В
Air Circuit Breaker		ution, Extent : Moderate, A			5	\$300	D
		liton, Extent : Moderate, 7 lectrical Room	Areu Ajje	cieu . 10070			
		: No Rating Available					
Raceway	Ехриининон	. No Kuing Available					
Conduit	100%		2021	\$2,500	1		В
Panelboards	10070		2021	φ2,500	1		Ь
Fused Disc Sw	20%		2020	\$2,200	5	\$200	В
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		В
Motor Controllers				. ,			
Locally Mounted	100%		2019	\$53,000	5	\$300	В
Ground				. ,			
Grounding Devices							
Generic	100%		LIFE	* *	5	\$700	В
	Other Observe	tion, Extent : Moderate, A	Area Affe	cted : 100%			
	Location : W	Vater Main					
	Explanation	: Connected With Main W	Vater Pip	е			
Stand-by Power							
Transfer Switches							
Automatic	100%		2038	* *	1	\$14,900	В
Generators							_
Not Accessible	100%			22.1			D
		tion, Extent : Light, Area	Affected	:0%			
	Location :						
Detterie	Explanation	: Installed Outside Buildi	ng In Fei	nced Enclosure			
Batteries	1000/		2016	<u>ቀረስስ</u>	F	¢10.000	п
Nickel Cadmium	100%		2016	\$600	5	\$10,800	В
Fuel Storage Not Accessible	1000/						Л
Lighting	100%						D

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.

Asset # : 3014

			Asset # : 3					
Electrical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Cod
ighting								
Interior Lighting					* • • • • • • • •		* (* * *	-
Fluorescent	90%			2021	\$103,000	10	\$40,000	В
		servation, E n : Through	Extent : Moderate, A	Area Affe	ected : 80%			
		tion : Lamp						
HID	<u>- Explana</u> 5%		/ 1-12	2021	\$1,000	10	\$100	В
			Extent : Moderate, A			10	\$100	D
			Of Building	1100 11990	<i>cieu</i> . 10070			
		tion : Merc						
Incandescent	5%			2016	\$5,700	2	\$100	В
					·			
Mechanical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component	% of		Estimated Cost		Estimated Cost	•	Estimated Cost	Priority
Туре	Total	(Years)		FY		(Yrs)		Cod
leating								
Energy Source								
Campus Steam	100%			2031	* *	1		В
Conversion Equipment								
Pres. Reducing Valve/LP	100%			2030	* *	5	\$2,900	В
Steam								
Distribution								
Steam Piping/Pump	100%			2031	* *	4	\$3,600	В
Terminal Devices								
Convector/Radiator	100%			2026	* *	1	\$15,700	В
ir Conditioning								
Energy Source	1000/			2027	* *	1		р
Electricity	100%			2037		1		В
Conversion Equipment Window/Wall Unit	1.00/			2016	¢11 100	1		р
No Component	10% 90%			2016	\$11,100	1		B D
/entilation	90%							D
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$27,000	В
Exhaust Fans	10070			211 2			<i><i><i>q1</i>,000</i></i>	2
Interior	20%	Now	\$2,400	2021	\$11,900	2	\$200	В
			t : Severe, Area Aff					
	Location	n : All Bath	rooms, Kitchen, La	undry Ro	oom, Showers			
Roof	80%	Now	\$6,900	2021	\$34,300	2	\$1,000	В
			t : Moderate, Area				1)	
		n : Various						
lumbing								
H/C Water Piping								
	1000/			2034	* *	1		В
Galv Iron/Steel	100%			2034		-		
Galv Iron/Steel HW Heat Exchanger	100%			2034		-		

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

Asset # : 3014

Mechanical	Current Repair	Future Rep	lacement	Ma	aintenance	
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year Estin FY	nated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing						
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		В
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		В
Backflow Preventer						
Generic	100%	2026	* *	1	\$3,000	В
Fixtures						
Generic	100%					В
	Obsolete Fixtures, Extent : . Location : Throughout	Severe, Area Affected : 100	%			
Vertical Transport						
Elevators						
Geared Traction	100%	LIFE	* *			С
	Other Observation, Extent :	Light, Area Affected : 1009	%			
	Location : B-3					
	Explanation : 1 Unit					

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

DEPT. OF HOMELESS SERVICES - FY 2013 Print Date : 22-Oct-2012

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



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

Asset # : 1960

Architecture		Current I	Repair	Futur	e Replacement	M	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Cod
xterior								
Exterior Walls						_	***	
Cast in Place Concrete	5%			LIFE	* *	5	\$22,700	A
Masonry: Brick	75%	· 1		LIFE	**	5	\$68,000	А
	Location	air Evidei : Through	nt, Extent : Light, A out					
Masonry: Limestone	5%			LIFE	* *	5	\$3,400	А
	-	oair Evider : Horizon	nt, Extent : Light, A tal Bands	rea Affeo	cted : 10%			
Metal: Cage/Fence	5%			2034	* *	5	\$19,800	А
Window Wall	5%			2041	* *	5	\$17,000	Α
Wood	5%			2026	* *	5	\$22,700	Α
	-	oair Evider : Wood C	nt, Extent : Light, A ornice	rea Affeo	cted : 10%			
Windows	1000/			2027	* *	_	¢15 500	
Aluminum	100%			2037	* *	5	\$15,500	A
Roof Modified Pitumen	10%			2029	* *	10	\$6 200	٨
Modified Bitumen		Jaco Evid	ent, Extent : Light,			10	\$6,200	А
	-		of Over First Floor	Area Ajje	eciea . 100%			
Circle Div Marshrows		. <i>1 iui</i> Roc	9 0 001 1 11 31 1 1001	2021	¢102 200	10	¢55 700	•
Single Ply Membrane	90%			2021	\$193,200	10	\$55,700	А
terior Floors								
Cast in Place Concrete	10%	Now	\$55,900	LIFE	* *	5	\$27,400	С
Cast in Flace Concrete		ssing Elen	nents, Extent : Mod		ea Affected : 25%	5	φ27,400	C
	Cracking/O Location		, Extent : Moderate	e, Area Aj	ffected : 25%			
Ceramic Tile	10%	Now	\$54,200	2024	* *	5	\$6,300	С
			ients, Extent : Mod		ea Affected : 15%	-	+ = ,= = = =	-
		-	And Showers		55			
	Cracking/0	Crumbling	, Extent : Moderate	, Area A	ffected : 15%			
	Location	: Toilets A	And Showers	· · · ·	•			
Vinyl Tile	55%			2021	\$641,400	3	\$25,800	С
Vinyl Tile	25%			2016	\$291,500	3	\$11,700	Č
vingi inc		ervation, E	Extent : Moderate, A			5	<i>Q11,700</i>	e
		: Second I		55				
	Explanat	ion : 9x9 l	Units					
Interior Walls	*							
Ceramic Tile	5%	Now	\$38,100	2024	* *	5	\$3,300	С
	Cracking/O		, Extent : Moderate	e, Area Aj	ffected : 15%		·	
	Location	: Showers						
	Jnt Mortar	Miss/Ero	d, Extent : Modera	te, Area A	Affected : 25%			
	Location	: Showers						
Masonry: Brick	10%			LIFE	* *			С
•	85%			LIFE	* *	5	\$33,800	С

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

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

Asset # : 1960

A		ASSEL # . 1		o Danlagement			
Architecture		Current Repair	Futur	e Replacement		aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior							
Ceilings	5 0/		2010	¢ 40,000	_	¢ < 200	P
AcousTileSusp.Lay-In	5%		2019	\$40,900 * *	5	\$6,300 \$2,000	B
Exposed Concrete Plaster	20% 75%		LIFE LIFE	* *	5 5	\$3,900 \$58,700	B B
Plaster	/ 5%		LIFE		3	\$58,700	В
Electrical		Current Repair	Futur	e Replacement	М	aintenance	
System	% of	Fail Date Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
Component Type	Total	(Years)	FY		(Yrs)		Code
Over 600 Volts							
Service Equipment							
Fused Disc Sw	100%		2031	* *	3	\$300	В
		servation, Extent : Moderate, A		ected : 100%			
		n : Basement					
	Explana	tion : 4160 Volt System Serv	vice Sizes	s Are 800 And 400 A	Amp		
Transformers							
Dry Type	100%		2026	* *	3	\$600	В
Feeders							
Cable	100%		2029	* *	1		В
Raceway							
Conduit	100%		2031	* *	1		В
Under 600 Volts							
Service Equipment					_		_
Fused Disc Sw	100%		2031	* *	5	\$400	В
		servation, Extent : Moderate, A	Area Affe	ected : 100%			
		a : Electrical Room					
<u></u>	Explana	tion : 800 And 400 Amp					
Switchgear / Switchboard	500/		2021	* *	_	¢ 2 00	р
Fused Disc Sw	50%		2031		5	\$200	B
Molded Case Bkrs	50%		2021	\$21,800	5	\$1,100	В
Raceway Conduit	100%		2021	\$10.200	1		В
Panelboards	100%		2021	\$10,200	1		D
Molded Case Bkrs	40%		2020	\$13,200	5	\$900	В
Molded Case Bkrs	40% 50%		2020	\$15,200	5	\$1,100	B
Molded Case Bkrs	10%		2029	* *	5	\$200	B
Wiring	10/0		2045		5	φ200	D
Thermoplastic	100%		2021	\$15,800	1		В
Motor Controllers							
Locally Mounted	100%		2019	\$23,900	5	\$600	В
Ground							
Grounding Devices							
Generic	100%		LIFE	* *	5	\$1,200	В
		servation, Extent : Moderate, 1 1 : Water Main	Area Affe	ected : 100%			
	Explana	tion : Connected With Main W	Vater Pip	e			
Stand by Power	1		ſ				

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.

Asset # : 1960

		A3561 # . 13	900				
Electrical	C	urrent Repair	Futur	e Replacement	M	aintenance	
System Component Type		il Date Estimated Cost Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Cod
tand-by Power							
Transfer Switches							
Automatic	100%		2026	* *	1	\$25,900	В
Batteries							
Nickel Cadmium	100%		2014	\$600	5	\$18,700	В
Fuel Storage							
Main Tank	100%		2036	* *	5	\$2,500	В
Lighting							
Interior Lighting							
Fluorescent	90%		2021	\$178,200	10	\$69,100	В
		ation, Extent : Light, Area		: 100%			
	Location : T	Throughout, Lamp Type T-	12				
	Explanation	: Germicidal Fluorescent	Lamps H	Present In Various	Areas		
HID	5%		2021	\$1,700	10	\$100	В
	Other Observ	ation, Extent : Moderate, A	Area Affe	ected : 100%			
	Location : E	Exterior Walls					
	Explanation	: Mercury					
Incandescent	5%		2016	\$9,900	2	\$100	В
Egress Lighting							
Emergency, Service	50%		2016	\$6,800	1		В
Exit, Service	25%		2016	\$3,400	1		В
Exit, Service		0-2 \$3,400	2031	* *	1		В
,	Inadequate Li	tg Level, Extent : Moderate	e, Area A	ffected : 100%			
	Location : T						
Mechanical	C	urrent Repair	Futur	e Replacement	M	aintenance	
System Component Type		il Date Estimated Cost Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Cod
Ieating							
Energy Source							
Campus Steam	100%		2031	* *	1		В

100%		2031	* *	1		В
100%		2024	* *	1	\$41,500	В
100% N	Now \$93,700	2029	* *	4	\$4,100	В
Corroded, Ext	tent : Severe, Area Affecte	d : 30%				
Location : Be	asement					
Leak Evident,	Extent : Moderate, Area	Affected : 10	0%			
Location : Be	asement					
40%		2016	\$201,000	1	\$20,700	В
60%		2026	* *	1	\$16,300	В
100%		2037	* *	1		В
	100% 100% N Corroded, Ex Location : B Leak Evident, Location : B 40% 60%	100% 100% Now \$93,700 Corroded, Extent : Severe, Area Affecter Location : Basement Leak Evident, Extent : Moderate, Area A Location : Basement 40% 60%	100%2024100%Now\$93,7002029Corroded, Extent : Severe, Area Affected : 30%Location : BasementLeak Evident, Extent : Moderate, Area Affected : 10Location : Basement40%201660%2026	100% 2031 100% 2024 ** 100% Now \$93,700 2029 ** Corroded, Extent : Severe, Area Affected : 30% ** * * Location : Basement * * * Leak Evident, Extent : Moderate, Area Affected : 10% * * 40% 2016 \$201,000 60% 2026 **	100% 2031 1 100% 2024 ** 1 100% Now \$93,700 2029 ** 4 Corroded, Extent : Severe, Area Affected : 30% ** 4 Location : Basement Leak Evident, Extent : Moderate, Area Affected : 10% 1 Location : Basement 2016 \$201,000 1 40% 2026 ** 1	100% 2031 1 100% 2024 ** 1 \$41,500 100% Now \$93,700 2029 ** 4 \$4,100 Corroded, Extent : Severe, Area Affected : 30% Severe, Area Affected : 30% 4 \$4,100 Location : Basement Leak Evident, Extent : Moderate, Area Affected : 10% 5 5 5 40% 2016 \$201,000 1 \$20,700 \$20,700 60% 2026 ** 1 \$16,300

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.

Asset # : 1960

Mechanical		Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Air Conditioning								
Conversion Equipment								
Window/Wall Unit	10%			2016	\$19,200	1		В
No Component	90%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$46,700	В
Exhaust Fans								
Interior	90%			2016	\$92,700	2	\$2,300	В
Roof	10%			2016	\$7,400	2	\$300	В
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%			2026	* *	1		В
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		В
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		В
Sump Pump(s)								
Submersible	100%			2014	\$6,100	4	\$2,000	В
Backflow Preventer								
Generic	100%			2026	* *	1	\$5,200	В
Fixtures								
Generic	100%							В
	Obsolete	Fixtures, E.	xtent : Severe, Area	Affected	l : 100%			
	Location	ı : Through	out					
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			С
	Other Obs	ervation, E	Extent : Light, Area	Affected	: 100%			
	Location	ı : B-3						
	Explana	tion : 1 Un	it					

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

Print Date: 22-Oct-2012 DEPT. OF HOMELESS SERVICES - FY 2013

Asset Name	: CHARLES GAY SHELTER-SCHWAR	RTZ	
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



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

Asset # : 1959

Architecture	C	urrent R	lepair	Futur	e Replacement	M	aintenance	
ystem Component Type		ail Date Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Cod
xterior								
Exterior Walls								
Masonry: Brick	Rusting Mass Location : . Caulking De Location : .	At Doors teriorate Expansic Frowth, E	d, Extent : Modera m Joint At Exit To Extent : Moderate, A	te, Area Parking	Affected : 10% Area	5	\$29,800	A
Metal Panel	5%			2041	* *	5-10	\$12,800	А
Metal Sect. OHD	5%			2026	* *	5	\$5,800	А
Wood	10%			2034	* *	5	\$18,600	А
Windows						_		
Aluminum	100%			2043	* *	5	\$9,000	A
Roof Asphalt Shingle	25%			2024	* *	10	\$1,800	А
Single Ply Membrane		Now	\$95,600	2024	* *	10	φ1,000	A
	Location :	ration, E.	xtent : Moderate, A Access, Kitchen Sto	orage				
Skylight, Plastic	10%			2034	* *	1		А
terior Floors								
Cast in Place Concrete	Cracking/Cr		\$60,600 Extent : Light Ar	LIFE	* * ed : 30%	5	\$89,100	С
	Location :	Toilet(s),	Corridors	Jungjeen				
Ceramic Tile	5%	Now	Corridors \$14,700	2024	* *	5	\$1,700	С
Ceramic Tile	5% Broken/Miss Location : A Loose/Delan	Now ing Elem Shower F 1 Surface	Corridors	2024 erate, Ar	* * ea Affected : 20%	5	\$1,700	С
Ceramic Tile Vinyl Tile	5% Broken/Miss Location : . Loose/Delan Location : . 35% Broken/Miss	Now ing Elem Shower F Surface Shower F Now ing Elem	Corridors \$14,700 ents, Extent : Mod Room Throughout , Extent : Moderat	2024 erate, Ar e, Area A 2026	* * ea Affected : 20% Affected : 20% * *	5	\$1,700	C
Vinyl Tile	5% Broken/Miss Location : . Loose/Delan Location : . 35% Broken/Miss Location :	Now ing Elem Shower F Shower F Now ing Elem Througho	Corridors \$14,700 ents, Extent : Mod Coom Throughout , Extent : Moderat Coom Throughout \$22,100 ents, Extent : Ligh out Cafeteria	2024 erate, Ar e, Area A 2026 t, Area A	** ea Affected : 20% Affected : 20% ** ffected : 15%	3	\$8,900	C
Vinyl Tile	5% Broken/Miss Location : Loose/Delan Location : 35% Broken/Miss Location : 5% Loose/Delan Location : 1	Now ing Elem Shower F Shower F Now ing Elem Through Now a Surface Shower S	Corridors \$14,700 ents, Extent : Mod Coom Throughout , Extent : Moderat Room Throughout \$22,100 ents, Extent : Ligh	2024 erate, Ar e, Area A 2026 t, Area A 2024 e, Area A	* * ea Affected : 20% Affected : 20% * * ffected : 15% * *			
Vinyl Tile	5% Broken/Miss Location : . Loose/Delan Location : . Broken/Miss Location : 5% Loose/Delan Location : . Water Penet	Now ing Elem Shower F Shower F Now ing Elem Throughd Now a Surface Shower S ration, E.	Corridors \$14,700 ents, Extent : Mod Room Throughout , Extent : Moderat Room Throughout \$22,100 ents, Extent : Ligh out Cafeteria \$9,700 , Extent : Moderat talls Throughout	2024 erate, Ar e, Area A 2026 t, Area A 2024 e, Area A	* * ea Affected : 20% Affected : 20% * * ffected : 15% * *	3	\$8,900	С
Vinyl Tile	5% Broken/Miss Location : . Loose/Delan Location : . Broken/Miss Location : 5% Loose/Delan Location : . Water Penet	Now ing Elem Shower F Shower F Now ing Elem Throughd Now a Surface Shower S ration, E.	Corridors \$14,700 ents, Extent : Mod Coom Throughout , Extent : Moderat Room Throughout \$22,100 ents, Extent : Ligh out Cafeteria \$9,700 , Extent : Moderat talls Throughout xtent : Moderate, A	2024 erate, Ar e, Area A 2026 t, Area A 2024 e, Area A	* * ea Affected : 20% Affected : 20% * * ffected : 15% * *	3	\$8,900	С
Vinyl Tile Interior Walls Ceramic Tile	5% Broken/Miss Location : . Loose/Delan Location : . 35% Broken/Miss Location : 5% Loose/Delan Location : . Water Penetr	Now ing Elem Shower F Shower F Now ing Elem Throughd Now a Surface Shower S ration, E.	Corridors \$14,700 ents, Extent : Mod Coom Throughout , Extent : Moderat Room Throughout \$22,100 ents, Extent : Ligh out Cafeteria \$9,700 , Extent : Moderat talls Throughout xtent : Moderate, A	2024 erate, Ar e, Area A 2026 t, Area A 2024 e, Area A Area Affe	** ea Affected : 20% ffected : 20% ** ffected : 15% ** ffected : 30% cted : 30%	3	\$8,900	C

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

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

Asset # : 1959

rchitecture		Current I	Repair	Futur	e Replacement	M	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Cod
terior Ceilings AcousTileSusp.Lay-In Exposed Struc: Wood			xtent : Moderate, A	2026 LIFE Area Affe	* * * * cted : 10%	5	\$10,200	B B
	Locuitor		0	E 4	• Donlogoment		sintenenee	
lectrical ystem Component Type	% of Total	Current F Fail Date (Years)	Estimated Cost		e Replacement Estimated Cost		aintenance Estimated Cost	Priority Cod
nder 600 Volts Service Equipment Fused Disc Sw	Location	servation, E 1 : Electrico	Extent : Moderate, A Il Room ce Size 1500 Amps	2031 Area Affe	* * cted : 100%	5	\$200	В
Transformers Dry Type	100%			2019	\$13,600	5	\$200	В
Switchgear / Switchboard Fused Disc Sw	100%			2031	* *	5	\$200	В
Raceway Conduit	100%			2021	\$2,500	1		В
Panelboards Fused Disc Sw Molded Case Bkrs	20% 80%			2020 2020	\$2,200 \$8,800	5 5	\$200 \$1,000	B B
Wiring Thermoplastic	100%			2021	\$3,900	1		В
Motor Controllers Locally Mounted	100%			2019	\$53,000	5	\$300	В
round Grounding Devices Generic	Location	n : Water M	Extent : Moderate, A lain vected With Main W			5	\$700	В
and-by Power	p tanto				-			
Transfer Switches Automatic	Location	servation, E 1 : Remote I	Extent : Light, Area Building lied From Remotely			1	\$13,900	В
Generators Diesel	100% Other Ob Location	servation, E 1 : Yard	Extent : Moderate, A	2017 Area Affe	\$71,600 cted : 100%	1	\$17,500	В
Batteries	<i>Explanc</i> 100%	uon : Size (Cannot Be Verified	- Unit Is	second states for the	5	\$10,100	В

Estimates are rounded to the nearest hundred dollars. Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

Asset # : 1959

		Asset # : 1	000				
Electrical		Current Repair	Future	Replacement	M	aintenance	
System Component Type	% of 1 Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Stand-by Power							
Fuel Storage	1000/		2026	* *	~	¢1.200	D
Main Tank	100%		2036	* *	5	\$1,300	В
ighting Interior Lighting							
Fluorescent	90%		2021	\$96,500	10	\$37,500	В
	Other Obse	rvation, Extent : Light, Area Throughout, Lamp T-12		. ,	10	\$37,500	D
		on : Germicidal Fluorescen	t Lamps U				
HID	5%		2021	\$900	10	\$100	В
	Location .	rvation, Extent : Moderate, Cafeteria, Hallway	Area Affe	cted : 100%			
T I A		on : Lamp Mercury	2016	ф <u>г</u> 400	2	¢100	
Incandescent	5%		2016	\$5,400	2	\$100	В
Egress Lighting	50%		2016	\$3,700	1		D
Emergency, Service Exit, Service	50%		2010	\$3,700	1 1		B B
	50%		2010	\$5,700	1		D
Mechanical		Current Repair	Future	e Replacement	Ma	aintenance	
System Component	% of 1 Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Cod
lvpe					(~)		
Type Jeating					()		
Ieating		(()		
	100%		2041	* *	5	\$14,100	В
leating Energy Source				* *		\$14,100	
Heating Energy Source Fuel Oil No 2	100%	rvation, Extent : Severe, Ard	2041 2034	* *		\$14,100 \$22,500	
Ieating Energy Source Fuel Oil No 2 Conversion Equipment	100% 100% Other Obse		2041 2034	* *	5	•	В
Heating Energy Source Fuel Oil No 2 Conversion Equipment	100% 100% Other Obse Location Explanati	rvation, Extent : Severe, Ard · 1 St Floor on : 4 Separete Boiler Roon	2041 2034 ea Affected ts Each W	* * 1 : 100%	5	\$22,500	В
Heating Energy Source Fuel Oil No 2 Conversion Equipment Hot Water Boiler	100% 100% Other Obse Location Explanati	rvation, Extent : Severe, Ard 1 St Floor	2041 2034 ea Affected ts Each W	* * 1 : 100%	5	\$22,500	В
Heating Energy Source Fuel Oil No 2 Conversion Equipment Hot Water Boiler Distribution	100% 100% Other Obse Location Explanati Has Hot V	rvation, Extent : Severe, Ard 1 St Floor on : 4 Separete Boiler Roon Vater Boiler For Domestic I	2041 2034 ea Affected the Each W Hot Water	* * 1 : 100% ith 1 Boiler For H	5 1 eat ,Cent	\$22,500 ter Boiler Room	B
Heating Energy Source Fuel Oil No 2 Conversion Equipment Hot Water Boiler	100% 100% Other Obse Location . Explanati Has Hot V 100%	rvation, Extent : Severe, Ard 1 St Floor on : 4 Separete Boiler Roon Vater Boiler For Domestic I 0-2 \$50,700	2041 2034 ea Affected the Each W Hot Water 2029	** 1 : 100% ith 1 Boiler For H **	5	\$22,500	В
Heating Energy Source Fuel Oil No 2 Conversion Equipment Hot Water Boiler Distribution	100% 100% Other Obse Location Explanati Has Hot V 100% Corroded, H	rvation, Extent : Severe, Ard 1 St Floor on : 4 Separete Boiler Roon Vater Boiler For Domestic I 0-2 \$50,700 Extent : Moderate, Area Affe	2041 2034 ea Affected the Each W Hot Water 2029	** 1 : 100% ith 1 Boiler For H **	5 1 eat ,Cent	\$22,500 ter Boiler Room	B
Ieating Energy Source Fuel Oil No 2 Conversion Equipment Hot Water Boiler Distribution Hot Wtr Piping/Pump	100% 100% Other Obse Location Explanati Has Hot V 100% Corroded, H	rvation, Extent : Severe, Ard 1 St Floor on : 4 Separete Boiler Roon Vater Boiler For Domestic I 0-2 \$50,700	2041 2034 ea Affected the Each W Hot Water 2029	** 1 : 100% ith 1 Boiler For H **	5 1 eat ,Cent	\$22,500 ter Boiler Room	B
Ieating Energy Source Fuel Oil No 2 Conversion Equipment Hot Water Boiler Distribution Hot Wtr Piping/Pump Terminal Devices	100% 100% Other Obse Location Explanati Has Hot V 100% Corroded, H Location	rvation, Extent : Severe, Ard 1 St Floor on : 4 Separete Boiler Roon Vater Boiler For Domestic I 0-2 \$50,700 Extent : Moderate, Area Affe	2041 2034 ea Affected ss Each W Hot Water 2029 ected : 20%	* * l : 100% ith 1 Boiler For H * *	5 1 eat ,Cent 4	\$22,500 ter Boiler Room \$2,200	B B B
leating Energy Source Fuel Oil No 2 Conversion Equipment Hot Water Boiler Distribution Hot Wtr Piping/Pump Terminal Devices Air Handler	100% 100% Other Obse Location Explanati Has Hot V 100% Corroded, H Location	rvation, Extent : Severe, Ard 1 St Floor on : 4 Separete Boiler Roon Vater Boiler For Domestic I 0-2 \$50,700 Extent : Moderate, Area Affe	2041 2034 ea Affected ts Each W Hot Water 2029 ected : 209 2021	** 1 : 100% ith 1 Boiler For H **	5 1 eat ,Cent 4	\$22,500 ter Boiler Room \$2,200 \$2,800	B B B B
Jeating Energy Source Fuel Oil No 2 Conversion Equipment Hot Water Boiler Distribution Hot Wtr Piping/Pump Terminal Devices Air Handler Convector/Radiator	100% 100% Other Obse Location Explanati Has Hot V 100% Corroded, H Location	rvation, Extent : Severe, Ard 1 St Floor on : 4 Separete Boiler Roon Vater Boiler For Domestic I 0-2 \$50,700 Extent : Moderate, Area Affe	2041 2034 ea Affected ss Each W Hot Water 2029 ected : 20%	* * 1 : 100% ith 1 Boiler For H * * % \$27,200	5 1 eat ,Cent 4	\$22,500 ter Boiler Room \$2,200	B B B
Ieating Energy Source Fuel Oil No 2 Conversion Equipment Hot Water Boiler Distribution Hot Wtr Piping/Pump Terminal Devices Air Handler Convector/Radiator	100% 100% Other Obse Location Explanati Has Hot V 100% Corroded, H Location	rvation, Extent : Severe, Ard 1 St Floor on : 4 Separete Boiler Roon Vater Boiler For Domestic I 0-2 \$50,700 Extent : Moderate, Area Affe	2041 2034 ea Affected the Each W Hot Water 2029 ected : 209 2021	* * 1 : 100% ith 1 Boiler For H * * % \$27,200	5 1 eat ,Cent 4	\$22,500 ter Boiler Room \$2,200 \$2,800	B B B B
Ieating Energy Source Fuel Oil No 2 Conversion Equipment Hot Water Boiler Distribution Hot Wtr Piping/Pump Terminal Devices Air Handler Convector/Radiator Xir Conditioning Energy Source	100% 100% Other Obse Location Explanati Has Hot V 100% Corroded, I Location 10% 90%	rvation, Extent : Severe, Ard 1 St Floor on : 4 Separete Boiler Roon Vater Boiler For Domestic I 0-2 \$50,700 Extent : Moderate, Area Affe	2041 2034 ea Affected as Each W Hot Water 2029 ected : 209 2021 2026	* * 1 : 100% ith 1 Boiler For H * * % \$27,200	5 1 eat ,Cent 4 1 1	\$22,500 ter Boiler Room \$2,200 \$2,800	B B B B B
Heating Energy Source Fuel Oil No 2 Conversion Equipment Hot Water Boiler Distribution Hot Wtr Piping/Pump Terminal Devices Air Handler Convector/Radiator Air Conditioning Energy Source Electricity	100% 100% Other Obse Location Explanati Has Hot V 100% Corroded, H Location	rvation, Extent : Severe, Ard 1 St Floor on : 4 Separete Boiler Roon Vater Boiler For Domestic I 0-2 \$50,700 Extent : Moderate, Area Affe	2041 2034 ea Affected the Each W Hot Water 2029 ected : 209 2021	** 1 : 100% ith 1 Boiler For H ** % \$27,200 **	5 1 eat ,Cent 4	\$22,500 ter Boiler Room \$2,200 \$2,800	B B B B
Ieating Energy Source Fuel Oil No 2 Conversion Equipment Hot Water Boiler Distribution Hot Wtr Piping/Pump Terminal Devices Air Handler Convector/Radiator Xir Conditioning Energy Source	100% 100% Other Obse Location Explanati Has Hot V 100% Corroded, H Location 10% 90%	rvation, Extent : Severe, Ard 1 St Floor on : 4 Separete Boiler Roon Vater Boiler For Domestic I 0-2 \$50,700 Extent : Moderate, Area Affe	2041 2034 ea Affected as Each W Hot Water 2029 ected : 209 2021 2026 2037	** 1 : 100% ith 1 Boiler For H ** % \$27,200 **	5 1 eat ,Cent 4 1 1	\$22,500 ter Boiler Room \$2,200 \$2,800	B B B B B B
Heating Energy Source Fuel Oil No 2 Conversion Equipment Hot Water Boiler Distribution Hot Wtr Piping/Pump Terminal Devices Air Handler Convector/Radiator Air Conditioning Energy Source Electricity Conversion Equipment	100% 100% Other Obse Location Explanati Has Hot V 100% Corroded, I Location 10% 90%	rvation, Extent : Severe, Ard 1 St Floor on : 4 Separete Boiler Roon Vater Boiler For Domestic I 0-2 \$50,700 Extent : Moderate, Area Affe	2041 2034 ea Affected as Each W Hot Water 2029 ected : 209 2021 2026	** 1 : 100% ith 1 Boiler For H ** % \$27,200 **	5 1 eat ,Cent 4 1 1 1	\$22,500 ter Boiler Room \$2,200 \$2,800	B B B B B
Heating Energy Source Fuel Oil No 2 Conversion Equipment Hot Water Boiler Distribution Hot Wtr Piping/Pump Terminal Devices Air Handler Convector/Radiator Air Conditioning Energy Source Electricity Conversion Equipment Window/Wall Unit No Component	100% 100% Other Obse Location Explanati Has Hot V 100% Corroded, H Location 10% 90% 100% 100%	rvation, Extent : Severe, Ard 1 St Floor on : 4 Separete Boiler Roon Vater Boiler For Domestic I 0-2 \$50,700 Extent : Moderate, Area Affe	2041 2034 ea Affected as Each W Hot Water 2029 ected : 209 2021 2026 2037	** 1 : 100% ith 1 Boiler For H ** % \$27,200 **	5 1 eat ,Cent 4 1 1 1	\$22,500 ter Boiler Room \$2,200 \$2,800	B B B B B B B
Heating Energy Source Fuel Oil No 2 Conversion Equipment Hot Water Boiler Distribution Hot Wtr Piping/Pump Terminal Devices Air Handler Convector/Radiator Air Conditioning Energy Source Electricity Conversion Equipment Window/Wall Unit	100% 100% Other Obse Location Explanati Has Hot V 100% Corroded, H Location 10% 90% 100% 100%	rvation, Extent : Severe, Ard 1 St Floor on : 4 Separete Boiler Roon Vater Boiler For Domestic I 0-2 \$50,700 Extent : Moderate, Area Affe	2041 2034 ea Affected as Each W Hot Water 2029 ected : 209 2021 2026 2037	** 1 : 100% ith 1 Boiler For H ** % \$27,200 **	5 1 eat ,Cent 4 1 1 1	\$22,500 ter Boiler Room \$2,200 \$2,800	B B B B B B 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.

Asset # : 1959

lechanical		Current R	epair	Futur	e Replacement	M	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
entilation								
Exhaust Fans								
Roof	100%			2021	\$40,200	2	\$1,400	В
lumbing								
H/C Water Piping								
Galv Iron/Steel	100%			2026	* *	1		В
HW Heat Exchanger								
Low Temp	100%			2021	\$15,700	4	\$4,500	В
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		В
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		В
Backflow Preventer								
Generic	100%			2026	* *	1	\$2,800	В
Fixtures								
Generic	100%							В
	Obsolete H	Fixtures, Ex	tent : Severe, Area	Affected	l : 100%			
	Location	: Through	out					

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

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

DEPT. OF HOMELESS SERVICES - FY 2013 Print Date : 22-Oct-2012

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

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

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



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

COMMONWEALTH

Asset # : 4450

rchitecture		Current F	Repair	Futur	e Replacement	Μ	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Cod
terior								
Exterior Walls								
Masonry: Brick	95%			LIFE	* *	5	\$77,300	А
Metal Panel	2%			2041	* *	5-10	\$11,200	A
Window Wall	3%			2041	* *	5	\$9,200	А
Windows	0.50/			2027	* *	~	\$5.000	
Aluminum	95%			2037	* *	5	\$5,200	A
Glass Block	5%			LIFE	* *	5	\$200	A
Parapets	450/				* *	5	\$2,200	•
Concrete Masonry Unit	45% 50%			LIFE LIFE	* *	5	\$3,300 \$3,200	A
Masonry: Brick Metal Panel	5%			2041	* *	5 5	\$3,200 \$1,200	A A
Roof	J %			2041		5	\$1,200	A
Modified Bitumen	100%	Now	\$368,600	2031	* *			А
Modified Bitulien			derate, Area Affecte					Λ
		n : Through		cu . 2070				
		_	xtent : Moderate, A	Area Affe	cted · 10%			
			Rooms On Fourth.		cica : 1070			
			: Moderate, Area		. 25%			
		i : Through						
terior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	\$19,400	С
Ceramic Tile	5%			2030	* *	5	\$4,400	С
Vinyl Tile	75%			2021	\$619,400	3	\$25,000	С
Vinyl Tile	10%	4+	\$82,600	2031	* *	3	\$3,300	С
	-	-	Extent : Moderate	, Area Aj	ffected : 25%			
		-	pose Room					
			: Moderate, Area	Affected	: 25%			
	Location	ı : Multipur	pose Room					
Interior Walls								
Concrete Masonry Unit	25%			LIFE	* *	5	\$10,600	С
Glass: Single Pane	10%			LIFE	* *	5	\$8,000	C
Gypsum Board	65%			LIFE	* *	5	\$41,400	С
Ceilings						_	±	_
Exposed Concrete	70%	. =		LIFE	* *	5	\$9,700	В
			xtent : Light, Area		: 10%			
		i : Various	Rooms On Fourth.					
Gypsum Board	30%			LIFE	* *	5	\$33,300	В
lectrical		Current F	Repair	Futur	e Replacement	Μ	aintenance	
ystem	0/ 6							D.1 14
Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit Coc
Туре	Total	(1 ears)		L L L		(115)		00

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.

COMMONWEALTH

Asset #: 4450

		Current			a Donlogement			
Electrical	Current Repair Future Replacement Maintenance					aintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Inder 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2031	* *	5	\$300	В
			Extent : Moderate, A	Area Affe	ected : 100%			
		1 : Electrico						
	Explana	tion : Main	n Service Switch Ra	ted @ 80	00 Amperes.			
Switchgear / Switchboard	1000/			2021	* *	5	¢200	р
Fused Disc Sw	100%			2031		5	\$300	В
Raceway Conduit	100%			2031	* *	1		В
Panelboards	100%			2031		1		D
Fused Disc Sw	30%			2029	* *	5	\$400	В
Molded Case Bkrs	50% 70%			2029	* *	5	\$1,100	B
Wiring	7070			2027		5	φ1,100	D
Thermoplastic	100%			2031	* *	1		В
Motor Controllers	10070			2031		1		Ъ
Locally Mounted	100%			2026	* *	5	\$400	В
Bround	10070			2020		U	<i><i><i>ϕϕϕ</i></i></i>	2
Grounding Devices								
Generic	100%			LIFE	* *	5	\$900	В
tand-by Power								
Transfer Switches								
Automatic	100%			2026	* *	1	\$18,600	В
Generators								
Diesel	100%			2024	* *	1	\$23,400	В
			Extent : Moderate, A	Area Affe	ected : 100%			
		1 : Generat						
	Explana	tion : 125k	w Dmt Genset					
Batteries	1000/			2014	¢	~	¢ 2 200	D
Lead/Acid	100%			2014	\$600	5	\$2,200	В
Fuel Storage Main Tank	1000/			2026	* *	5	¢1 000	р
	100%			2036	• •	5	\$1,800	В
ighting Interior Lighting								
Fluorescent	99%			2021	\$138,800	10	\$53,900	В
Thusiescent		servation. F	Extent : Moderate, A			10	ψ55,700	Ъ
		ı : Through		55				
		-	Lamps And Compac	ct Fluore	scent			
HID	1%		<u> </u>	2021	\$200	10		В
Egress Lighting	170				<i>4</i>200	- •		-
Emergency, Service	20%			2021	\$1,900	1		В
Exit, Service	80%			2021	\$7,700	1		B
ightning Protection	/ •				,			
Arresters/Cabling								
Generic	100%			2036	* *	5	\$600	В

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

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

COMMONWEALTH

Asset #: 4450

Mechanical		Current Repair Future Replacement Maintenance					aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating	•							•
Energy Source Natural Gas	100%			2041	* *	1		В
Conversion Equipment								
Furnace			\$2,400 t : Severe, Area Aff of Mounted Units	2021 fected : 3	\$24,200 0%	1	\$7,900	В
Hot Water Boiler	Location	ervation, E 1 : Boiler R tion : 2 Uni		2034 Affected	* *	1	\$20,600	В
Distribution								
Hot Wtr Piping/Pump	70%			2029	* *	4	\$2,100	В
No Component	30%							D
Terminal Devices	700/			2026	* *	1	¢12.400	л
Fan Coil Unit/Heat	70%			2026	* *	1	\$13,400	B
No Component	30%							D
Air Conditioning Energy Source								
Electricity	100%			2037	* *	1		В
Conversion Equipment	10070			2037		1		D
Reciprocating Compr/Chiller	10%	Now	\$1,100	2021	\$22,400	1	\$2,500	В
ľ		vice, Exten 1 : 2nd Floo	t : Severe, Area Aff r Roof	fected : 1	0%			
Window/Wall Unit	30%			2016	\$40,700	1		В
No Component	60%							D
Terminal Devices								
Fan Coil - Cooling	10%			2021	\$20,300	1	\$1,900	В
No Component	90%							D
Heat Rejection								
Air Condenser Unit	10%			2021	\$5,300	2	\$4,100	В
No Component	90%							D
Ventilation								
Distribution	1000/			LIDE	* *	25	\$22,100	р
Ductwork/Diffusers Exhaust Fans	100%			LIFE	小 个	2-5	\$33,100	В
Exhaust Fans Interior	20%			2026	* *	2	\$400	В
Roof	20% 80%			2020	* *	2	\$1,500	B
lumbing	0070			2020		4	ψ1,500	U
H/C Water Piping								
Galv Iron/Steel	100%			2034	* *	1		В
HW Heat Exchanger						-		_
Low Temp	100%			2031	* *	4	\$8,800	В
		ervation, E 1 : Boilers	xtent : Light, Area	Affected	: 100%			
	Explana	tion · Hot I	Vater Coils In Boil	are				

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

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

COMMONWEALTH

Asset # : 4450

Mechanical	Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estin Total (Years)	mated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
lumbing						
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		В
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		В
Sump Pump(s)						
Rigid Piping	100%	2026	* *	4	\$2,000	В
Sewage Ejector(s)						
Electric	100%	2026	* *	4	\$2,000	В
Backflow Preventer						
Generic	100%	2026	* *	1	\$3,700	В
Fixtures						
Generic	100%					В
Vertical Transport						
Elevators						
Hydraulic	100%	LIFE	* *			С
	Other Observation, Extent	: Light, Area Affected	: 100%			
	Location : B, 1, 2, 3, 4					
	Explanation : 2 Units - O	ne Is Currently Under	rgoing Repair			

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

Asset # : 1972

Architecture	Current Repair Future Replacement Maintenance					aintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
xterior								
Exterior Walls						_		
Masonry: Brick	70%			LIFE	* *	5	\$44,300	A
Masonry: Limestone	5%	0.0	¢24.200	LIFE	* *	5	\$2,400	A
Stucco Cement	-	0-2 Crumbling 1 : Through	\$24,300 Extent : Moderate out	2028 , Area Aj		5	\$9,900	А
Windows								
Aluminum	-	Progress, 1 : Through	Extent : Light, Area out	2039 a Affecte	* * d : 100%	5	\$2,000	А
Steel	5%	Now	\$6,100	2048	* *	5	\$700	А
	Corrosion Locatior	-	Extent : Moderate, A	Area Affe	ected : 25%			
	Deteriora Locatior		Extent : Moderate,	Area Afj	fected : 50%			
	Thermally Locatior		, Extent : Moderate	e, Area A	ffected : 50%			
		Progress, 1 : Through	Extent : Light, Area out	a Affecte	d : 100%			
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	* *	5-10	\$7,100	А
Masonry: Brick	-	0-2 Crumbling 1 : Through	\$6,900 Extent : Moderate out	LIFE , Area Aj	* * ffected : 20%	5	\$2,100	A
	Recent Re	-	nt, Extent : Light, A	rea Affeo	cted : 50%			
			Extent : Moderate, A e, Interior Face	Area Affe	ected : 50%			
	Explana	tion : Stucc	o On Brick					
Metal Panel	5%			2043	* *	5	\$500	А
Roof								
Modified Bitumen	95%			2028	* *	10	\$19,300	Α
Skylight, Metal/Glass	5%			2043	* *	10	\$3,400	A
nterior Floors								
Ceramic Tile	10%	Now	\$14,900	2026	* *	5	\$1,700	С
Ceranne The	Cracking/	Crumbling	Extent : Moderate s And First Floor		ffected : 10%	5	\$1,700	C
Ceramic Tile	5%			2032	* *	5	\$1,700	С
Marble Panels	2%	Now	\$2,000	LIFE	* *	5	\$500	С
	Broken/M	issing Elen	nents, Extent : Mod		rea Affected : 10%			
	Location	ı : Stair						

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

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

Asset # : 1972

			Asset # : 1	972				
Architecture		Current I	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Cod
iterior								
Interior Walls								
Ceramic Tile	5%			2032	* *	5	\$2,100	С
Concrete Masonry Unit	5%			LIFE	* *	5	\$1,600	С
Gypsum Board	75%			LIFE	* *	5-10	\$52,500	С
Marble Panels	2%			LIFE	* *	10	\$300	С
Plaster	13%			LIFE	* *	5-10	\$4,600	С
Ceilings								
Gypsum Board	80%			LIFE	* *	5-10	\$94,800	В
Plaster	20%		\$5,800	LIFE	* *	5	\$4,300	В
	-	-	Extent : Light, Are	ea Affect	ed : 10%			
	Location	n : Through	out					
Electrical		Current I	Repair	Futur	e Replacement	М	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit Coc
nder 600 Volts								
Service Equipment Fused Disc Sw	100%			2033	* *	5	\$100	В
	Location	n : Electrico	Extent : Moderate, A al Room ating Available	Area Affe	ected : 100%			
Switchgear / Switchboard	1		0					
Molded Case Bkrs	100%			2043	* *	5	\$600	В
Raceway								
Conduit	100%			2033	* *	1		В
Panelboards								
Molded Case Bkrs	100%			2031	* *	5	\$600	В
Wiring								
Thermoplastic	100%			2033	* *	1		В
round								
Grounding Devices	1000/	N	\$000		ste ste	~	¢200	P
Generic	100%		\$900	LIFE	**	5	\$300	В
		servation, E n : Basemer	Extent : Moderate, A	Area Affe	ectea : 100%			
	Explana	tion : Corre	baea					
ighting Interior Lighting								
Fluorescent	20%			2023	\$10,900	10	\$4,200	В
Thublescent			Extent : Moderate, A			10	ψ 4 ,200	D
		n : Basemer		irea rijje				
		t : Dasemer tion : T-12						
Fluorescent			Lumps	2028	* *	10	¢c 200	D
Fluorescent	30%		Triant . Madawata			10	\$6,300	В
		servation, E n : Upper F	Extent : Moderate, A Toors	ч <i>е</i> и Ајје	cieu , 100%			
		tion : T-8 I						
Incandescent	50%			2023	\$27,200	2	\$300	В

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

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

Asset # : 1972

		Current F	ASSET # : 1		e Replacement	M	aintenance	
Electrical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Lighting								
Egress Lighting	500/			2020	ste ste	10	#2 000	D
Emergency, Battery Exit, Service	50% 50%			2028 2028	* * *	10 1	\$2,800	B B
Exterior Lighting	30%			2028		1		D
HID	100%			2023	\$900	10	\$100	В
Alarm							·	
Fire/Smoke Detection								
No Component	80%				* * * * * *		**	D
Generic	20%			2023	\$54,100	1-3	\$3,000	В
Mechanical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating				I				
Energy Source								
Fuel Oil No 2	100%			2033	* *	5	\$7,100	В
			xtent : Light, Area	Affected	: 100%			
		n : Basemen						
	Explana	tion : One I	Tank Of 3,500 Gall	ons				
Conversion Equipment Steam Boiler	100%			2043	* *	1	\$22,800	В
Steam Doner		ervation. E	xtent : Light, Area		: 100%	1	\$22,000	D
		ı : Boiler R	-					
	Explana	tion : 1 Uni	t					
Distribution								
Steam Piping/Pump	100%			2033	* *	4	\$1,100	В
Terminal Devices								_
Convector/Radiator	100%		\$12,100	2028	* *	1	\$6,700	В
		xtent : Mod 1 : Through	erate, Area Affecte	d : 10%				
Air Conditioning	Locuiton	i . Intough	Jui					
Energy Source								
Electricity	100%			2039	* *	1		В
Conversion Equipment								
Window/Wall Unit	10%			2021	\$5,300	1		В
No Component	90%							D
/entilation								
Exhaust Fans	1004	N		0000		2	* - 0.0	P
Roof	100% Broken E		\$4,100	2028	* *	2	\$600	В
	Broken, E. Location		erate, Area Affecte	u : 13%				
Plumbing	Locanon							
H/C Water Piping								
In C Water I Iping								-
Brass/Copper	10%			2033	* *	1		В

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

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

Asset # : 1972

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

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

DEPT. OF HOMELESS SERVICES - 071 EAST 3RD STREET SHELTER

Asset # : 4441

Architecture	Cu	rrent Repair	Futur	e Replacement	Μ	aintenance	
System Component Type		Date Estimated Cost fears)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Cod
Exterior							
Exterior Walls							
Concrete Masonry Unit	25%		LIFE	* *	5	\$5,300	Α
Masonry: Brick	25%		LIFE	* *	5	\$8,500	А
	Other Observe Location : E	ttion, Extent : Light, Arec	ı Affected	: 100%			
		: Stucco On Brick		de de		¢1 5 100	
Masonry: Brick	50%		LIFE	* *	5	\$17,100	Α
Windows	1000/		2027	* *	_	¢2 200	
Aluminum	100%		2037	****	5	\$2,300	A
Parapets	250/		LIFE	* *	5	¢500	
Concrete Masonry Unit	25% 40%		LIFE LIFE	* *	5 5	\$500 \$700	A
Masonry: Brick		cks, Extent : Light, Area			3	\$700	А
	-	terior Corners	<i>ijjecieu</i> .	570			
Metal Panel	5%		2031	* *	5	\$300	٨
Metal Pallel		ting, Extent : Moderate, .			3	\$500	А
		oping At East Parapet	Areu Ajje	cieu. 2570			
			LIPP	* *	5	¢<00	•
Pre-Cast Concrete		ow \$200 ss/Erod, Extent : Modera	LIFE		5	\$600	А
	Location : Co		ie, Areu i	ijjecieu . 2570			
		Extent : Moderate, Area A	ffocted .	25%			
	Location : Co		<i>jjecieu</i>	2370			
Stucco Cement	25%		2034	* *	5	\$1,200	A
Roof	2370		2031		5	\$1,200	11
Modified Bitumen	75%		2026	* *	10	\$10,900	А
Paver: Asphalt		low \$29,300	2020	* *	10	\$10,900	A
		Blocks, Extent : Severe, A		cted : 35%			
		oof Over Ktchen	55				
		owth, Extent : Moderate,	Area Affe	ected : 35%			
		oof Over Kitchen					
	Worn/Eroded,	Extent : Severe, Area Afj	ected : 50	0%			
	Location : R	oof Over Kitchen					
Roll Roofing	5%		2017	\$3,200	5	\$1,200	А
nterior							
Floors							
Cast in Place Concrete	7%		LIFE	* *	5	\$5,300	С
Ceramic Tile	10%		2030	* *	5	\$3,500	С
Quarry Tile	3%		2034	* *	5	\$1,600	С
Vinyl Tile	80%		2021	\$258,500	3	\$10,400	С
Interior Walls							
Ceramic Tile	10%		2030	* *	5	\$4,200	С
Concrete Masonry Unit	5%		LIFE	* *	5	\$800	С
Gypsum Board	65%		LIFE	* *	5	\$16,200	С
Plaster	20%		LIFE	* *	5	\$2,500	С

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

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

DEPT. OF HOMELESS SERVICES - 071 EAST 3RD STREET SHELTER

Asset # : 4441

	Current F			e Replacement	м	aintenance	
% of Total							Priority Code
90% 7% 3%			2034 LIFE LIFE	* * * * * *	5 5	\$31,300 \$400	B B B
	Current	Panair	Futur	a Ponlacomont	м	aintenance	
% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
100%			2041	**	5	\$100	В
			Area Affe	ected : 100%			
			ted At 80	00 Amperes.			
*			2041	* *	5	\$600	В
100%			2041	* *	1		В
10070			2041		1		D
100%			2037	* *	5	\$600	В
100%			2041	* *	1		В
1000/			2026	* *	-	¢ 2 00	л
100%			2026	* *	5	\$200	В
100%			LIFE	* *	5	\$300	В
100%			2034	* *	1	\$7,300	В
100%			2030	* *	1	\$9,200	В
Location	ı : Basemen	et -		: 100%			
Explana	tion : One	150 Kva Onan Gen.	set				
100%			2016	\$600	5	\$5,300	В
100%	amation T	wout . Madauat -	2049	* *	5	\$700	В
	n : Basemen	et	area Affe	ciea : 100%			
	Total 90% 7% 3% % of Total 100% 0ther Obs Location Explana 100%	% of TotalFail Date (Years)90% 7% 3%90% 7% 3%7% 3%Current F % of TotalCurrent F (Years)100% 0ther Observation : Electrica Explanation : Main 100%	Current Repair % of Fail Date Estimated Cost Total (Years) 90% 7% 3% Current Repair % of Fail Date Estimated Cost Total (Years) 100% 0/ther Observation, Extent : Moderate, A Location : Electrical Room Explanation : Main Service Switch Rail 100%	% of TotalFail Date (Years)Estimated Cost FYYear FY90%20347%LIFE3%LIFECurrent RepairFutur% of TotalFail Date (Years)Estimated Cost FY100%204100%204100%204100%204100%204100%204100%204100%204100%2041100%2041100%2041100%2041100%2026100%2034100%2034100%20300ther Observation, Extent : Light, Area Affected Location : Basement100%20300ther Observation, Extent : Light, Area Affected Location : BasementExplanation : One 156 Kva Onan Genset100%2016100%20490ther Observation, Extent : Moderate, Area Affected Location : BasementExplanation : One 156 Kva Onan Genset100%2016	Current RepairFuture Replacement% of TotalFail Date (Years)Estimated Cost FYYear Estimated Cost FY90%2034** FY7%LIFE** **3%LIFE** **Current Repair% of TotalFail Date (Years)100%2041** FY100%2041** FY100%2041** FY100%2041** *100%2041** *100%2041** *100%2041** *100%2041** * *100%2030** * *100%2034** * *100%2030** * * 100%20302030** * * * 100%2030100%2030** * * * 0ther Observation, Extent : Light, Area Affected : 100% Location : Basement Explanation : One 156 Kva Onan Genset 100%2049100%2016\$600 * *	Current RepairFuture ReplacementM% of TotalFail Date (Years)Estimated Cost FYYear Estimated Cost FYCycle (Yrs)90%2034*** *57%LIFE*** *57%LIFE***53%LIFE***5100%2041**500%2041**5100%2041**5100%2041**5100%2041**5100%2041**5100%2041**1100%2041**5100%2041**5100%2041**1100%2037**5100%2034**1100%2034**1100%2034**1100%2034**1100%2030**1100%2030**1100%2030**1100%2030**1100%2030**1100%2030**1100%2030**1100%2030**1100%2030**1100%2030**1100%2036**5100%2049**5100%2049**5100% </td <td>Current RepairFuture ReplacementMaintenance% of TotalFail Date Estimated Cost (Years)Year FYEstimated Cost (Yrs)Cycle (Yrs)Estimated Cost (Yrs)90% 90% 90% 100%2034** *5\$31,300 \$3%90% 90% 90% 100%2034** FY5\$31,300 S400100% 100%Current RepairFuture Replacement FYMaintenance (Yrs)% of TotalFail Date Estimated Cost (Years)Year FYEstimated Cost (Yrs)Cycle (Yrs)Estimated Cost (Yrs)100% 100%2041*** *5\$100 (Yrs)100% 100%2041*** *5\$600 (100%100% 100%2041** *1100% 100%2026** * *5\$200 (100%100% 100%2034** * *1\$9,200 (204)100% 100%2016\$6005\$5,300 (204)100% 100%2016\$6005\$5,300 (204)100% 100%2016\$6005\$5,300 (204)</td>	Current RepairFuture ReplacementMaintenance% of TotalFail Date Estimated Cost (Years)Year FYEstimated Cost (Yrs)Cycle (Yrs)Estimated Cost (Yrs)90% 90% 90% 100%2034** *5\$31,300 \$3%90% 90% 90% 100%2034** FY5\$31,300 S400100% 100%Current RepairFuture Replacement FYMaintenance (Yrs)% of TotalFail Date Estimated Cost (Years)Year FYEstimated Cost (Yrs)Cycle (Yrs)Estimated Cost (Yrs)100% 100%2041*** *5\$100 (Yrs)100% 100%2041*** *5\$600 (100%100% 100%2041** *1100% 100%2026** * *5\$200 (100%100% 100%2034** * *1\$9,200 (204)100% 100%2016\$6005\$5,300 (204)100% 100%2016\$6005\$5,300 (204)100% 100%2016\$6005\$5,300 (204)

Lighting

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

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included. ** Replacement cost estimated to be beyond ten years is not included in this report.

EAST 3RD STREET SHELTER

Asset # : 4441

Electrical		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Cod
ighting								
Interior Lighting								
Fluorescent	99%			2026	* *	10	\$21,100	В
			Extent : Moderate, A	Area Affe	ected : 100%			
		-	out The Building					
	-		g T-8 And T-12 Lar	•	* *	10		
HID	1%			2026	* *	10		В
Egress Lighting	500/			2026	* *	1		В
Emergency, Service Exit, Service	50% 50%			2026	* *	1 1		В
Exit, Service	30%			2020		1		D
Mechanical		Current F	Repair	Futur	e Replacement	Μ	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit Cod
leating								
Energy Source								
Natural Gas	100%			2031	* *	1		В
Conversion Equipment								
Hot Water Boiler	100%			2034	* *	1	\$11,500	В
			Extent : Light, Area	Affected	: 100%			
	Location	n : Boiler R	oom					
	Explana	tion : 2 Un	its					
Distribution	1000				* *		¢1.100	
Hot Wtr Piping/Pump	100%			2037	* *	4	\$1,100	В
Terminal Devices Air Handler	80%			2026	* *	1	\$11,500	В
Convector/Radiator	80% 10%			2020	* *	1 1	\$11,500	B
Fan Coil Unit/Heat	10%			2034	* *	1	\$800	B
Air Conditioning	1070			2020		1	φ000	D
Energy Source								
Electricity	100%			2037	* *	1		В
Conversion Equipment								
Int Pkg Unit - Cooling	100%			2022	\$332,700	2	\$1,400	В
Heat Rejection								
Evap Condenser	100%			2021	\$21,000	2	\$16,200	В
entilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$12,900	В
Exhaust Fans			*~ -~-			-	* * * * -	-
Interior	50%		\$8,600	2031	* *	2	\$300	В
			t : Moderate, Area Unit Could Not Be			amound		
							* * * * -	
Roof	50%		\$1,000	2031	* *	2	\$300	В
	Not in Sei	wice Fyten	t : Moderate, Area	Attected	: 100%			

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.

DEPT. OF HOMELESS SERVICES - 071 EAST 3RD STREET SHELTER

Asset # : 4441

lechanical		Current Repair	Futur	e Replacement	Μ	aintenance	
ystem Component Type	% of Total	Fail Date Estimated Cos (Years)	t Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Cod
umbing							
H/C Water Piping							
Galv Iron/Steel	100%		2034	* *	1		В
Water Heater							
Gas Fired	100%		2019	\$6,000	2	\$300	В
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		В
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		В
Sewage Ejector(s)							
Electric	100%	Now \$1,000	2021	\$10,100	4	\$1,300	В
	Corroded,	Extent : Moderate, Area Aj	fected : 10	%			
	Location	: Only One Float Switch F	or 2 Pumps	\$			
Fixtures							
Generic	100%						В
ertical Transport							
Elevators							
Geared Traction	100%		LIFE	* *			С
	Other Obse	ervation, Extent : Light, Ar	ea Affected	: 100%			
	Location	: B-6					
	Explanati	ion : 1 Unit					

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

Print Date: 22-Oct-2012 DEPT. OF HOMELESS SERVICES - FY 2013

Asset Name	: FANNY BARNES		
Address	: 829 SARATOGA AVENUE @RIVERD	ALE 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



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

FANNY BARNES

Asset # : 4455

			Asset # : 4					
Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Cod
xterior								
Exterior Walls								
Masonry: Brick	50%			LIFE	* *	5	\$23,500	А
Masonry: Brick	47%			LIFE	* *	5	\$22,000	А
			Extent : Light, Area	Affected	: 100%			
			rd And Bulkheads					
		tion : Stucc	o On Brick					
Pre-Cast Concrete	3%			LIFE	* *	5	\$4,600	Α
Windows						_		
Aluminum	100%			2037	* *	5	\$3,100	Α
Parapets								
Masonry: Brick	40%			LIFE	* *	5	\$1,500	Α
Masonry: Brick	55%			LIFE	* *	5	\$2,000	А
			Extent : Light, Area	Affected	: 50%			
			ace Of Parapet					
		tion : Stucc	o On Brick					
Pre-Cast Concrete	5%			LIFE	* *	5	\$1,200	Α
Roof	1000			2 0 2 6	de de	10	*2 0 1 00	
Modified Bitumen	100%			2026	* *	10	\$30,100	A
terior								
Floors	50/			LIPP	* *	F	ф <i>Е (</i> 00	C
Cast in Place Concrete	5%			LIFE	* *	5	\$5,600	C
Ceramic Tile	15%			2030		5	\$7,700	C
Vinyl Tile Wood	25%			2021 2049	\$118,900 * *	3 5	\$4,800 \$52,700	C C
Interior Walls	55%			2049		3	\$52,700	t
Ceramic Tile	20%			2030	* *	5	\$12,200	С
Glass: Single Pane	20%			LIFE	* *	5	\$12,200	C C
Gypsum Board	57%			LIFE	* *	5	\$1,400	C C
Plaster	20%			LIFE	* *	5	\$20,900	C
	20%			LIFE		5	\$5,700	C
Ceilings	20%			2034	* *	5	\$10,200	В
AcousTileSusp.Lay-In Gypsum Board	20% 80%			LIFE	* *	5	\$10,200	B
Oypsulli Board	8070			LIFE		5	\$51,100	Б
lectrical		Current F	Repair	Futur	e Replacement	M	aintenance	
vstem	% of	Fail Data	Estimated Cost	Voor	Estimated Cost	Cyclo	Estimated Cost	Driorit
Component	Total	(Years)	Estimated Cost	FY	Estimated Cost	(Yrs)	Estimated Cost	Cod
Туре	1000	(10015)				(115)		000
nder 600 Volts								
Service Equipment	1000				ale ale	-	***	P
Fused Disc Sw	100%			2031	* *	5	\$200	В
			Extent : Moderate, A	area Affe	cted : 100%			
		: Electrica		י ז א		0.4		
<u>a 1 (a 1 1 1</u>	Explana	tion : Two	Electrical Services	Rated At	800 Amps And 20	0 Amps		
Switchgear / Switchboard	1000			0001		-	***	
Fused Disc Sw	100%			2031	* *	5	\$200	В
Raceway	1004			0001	als -t-			
Conduit	100%			2031	* *	1		В

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

FANNY BARNES

Asset # : 4455

		A3	set # : 4455				
Electrical		Current Repair	Fut	ure Replacement	М	aintenance	
System Component Type	% of Total	Fail Date Estin (Years)	nated Cost Year FY	• Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Cod
Inder 600 Volts							
Panelboards							
Molded Case Bkrs	100%		2029) **	5	\$900	В
Wiring	100-1			, at at			-
Thermoplastic	100%		203	* *	1		В
Motor Controllers	1000/		2024	\$ * *	5	\$200	р
Locally Mounted	100%		2020)	5	\$200	В
Grounding Devices							
Generic	100%		LIF	7 **	5	\$500	В
ighting	10070				5	\$500	D
Interior Lighting							
Fluorescent	40%		202	\$32,300	10	\$12,500	В
	Other Obs	ervation, Extent :	Moderate, Area Ag	fected : 100%			
	Location	: Throughout					
	Explana	tion : T-12 Lamps					
Incandescent	60%		202	\$48,500	2	\$500	В
Egress Lighting							
Emergency, Service	50%		202				В
Exit, Battery	50%		202	\$13,800	10	\$1,200	В
Exterior Lighting							
HID	100%		202	1 \$1,400	10	\$100	В
	100%	Current Repair		l \$1,400 ure Replacement		\$100 aintenance	В
Mechanical System Component		Current Repair Fail Date Estin (Years)	Fut		М		Priorit
Mechanical System Component Type	% of	Fail Date Estin	Fut nated Cost Year	ure Replacement	M	aintenance	Priorit
Mechanical System Component Type Heating	% of	Fail Date Estin	Fut nated Cost Year	ure Replacement	M	aintenance	Priorit
Mechanical System Component Type	% of	Fail Date Estin	Fut nated Cost Year	ure Replacement Estimated Cost	M Cycle (Yrs)	aintenance	Priorit
Mechanical System Component Type Heating Energy Source	% of Total	Fail Date Estin	Fut nated Cost Year FY	ure Replacement Estimated Cost	M Cycle (Yrs)	aintenance	Priorit Cod
Mechanical System Component Type Heating Energy Source Natural Gas	% of Total	Fail Date Estin	Fut nated Cost Year FY	ure Replacement Estimated Cost **	M Cycle (Yrs)	aintenance	Priorit Cod
Mechanical System Component Type Heating Energy Source Natural Gas Conversion Equipment	% of Total 100%	Fail Date Estin (Years)	Fut nated Cost Year FY 203	ure Replacement Estimated Cost * * * * * *	M Cycle (Yrs)	aintenance Estimated Cost	Priorit Cod
Mechanical System Component Type Heating Energy Source Natural Gas Conversion Equipment	% of Total 100% 100% Other Obs Location	Fail Date Estin (Years) ervation, Extent : : Boiler Room	Fut nated Cost Year FY 203 2020 Light, Area Affecte	ure Replacement Estimated Cost * * * * * *	M Cycle (Yrs)	aintenance Estimated Cost	Priorit Cod
Mechanical System Component Type Heating Energy Source Natural Gas Conversion Equipment Hot Water Boiler	% of Total 100% 100% Other Obs Location	Fail Date Estin (Years) ervation, Extent :	Fut nated Cost Year FY 203 2020 Light, Area Affecte	ure Replacement Estimated Cost * * * * * *	M Cycle (Yrs)	aintenance Estimated Cost	Priorit Cod
Mechanical System Component Type Heating Energy Source Natural Gas Conversion Equipment Hot Water Boiler Distribution	% of Total 100% 100% Other Obs Location Explana	Fail Date Estin (Years) ervation, Extent : : Boiler Room tion : 4 Units, Mu	Fut nated Cost Year FY 203 2020 Light, Area Affecte Iti Temp	ure Replacement Estimated Cost	M Cycle (Yrs) 1 1	aintenance Estimated Cost \$16,900	Priorit Cod B B
Mechanical System Component Type Heating Energy Source Natural Gas Conversion Equipment Hot Water Boiler	% of Total 100% 100% Other Obs Location Explana 100%	Fail Date Estin (Years) ervation, Extent : : Boiler Room ion : 4 Units, Mu 0-2	Fut nated Cost Yean FY 203 2020 Light, Area Affecto Iti Temp \$9,600 2022	ure Replacement Estimated Cost ** ** 5 ** ** ** **	M Cycle (Yrs) 1	aintenance Estimated Cost	Priorit Coc
Mechanical System Component Type Heating Energy Source Natural Gas Conversion Equipment Hot Water Boiler Distribution	% of Total 100% 100% Other Obs Location Explana 100% Corroded,	Fail Date Estin (Years) ervation, Extent : : Boiler Room tion : 4 Units, Mu 0-2 Extent : Moderat	Fut nated Cost Year FY 203 2020 Light, Area Affecte Iti Temp	ure Replacement Estimated Cost ** ** 5 ** ** ** **	M Cycle (Yrs) 1 1	aintenance Estimated Cost \$16,900	Priorit Coo B B
Mechanical System Component Type Heating Energy Source Natural Gas Conversion Equipment Hot Water Boiler Distribution Hot Wtr Piping/Pump	% of Total 100% 0ther Obs Location Explana 100% Corroded,	Fail Date Estin (Years) ervation, Extent : : Boiler Room ion : 4 Units, Mu 0-2	Fut nated Cost Yean FY 203 2020 Light, Area Affecto Iti Temp \$9,600 2022	ure Replacement Estimated Cost ** ** 5 ** ** ** **	M Cycle (Yrs) 1 1	aintenance Estimated Cost \$16,900	Priorit Cod B B
Mechanical System Component Type Ieating Energy Source Natural Gas Conversion Equipment Hot Water Boiler Distribution Hot Wtr Piping/Pump Terminal Devices	% of Total 100% 0ther Obs Location Explana 100% Corroded, Location	Fail Date Estin (Years) ervation, Extent : : Boiler Room tion : 4 Units, Mu 0-2 Extent : Moderat	Fut nated Cost Year FY 203 2020 Light, Area Affecte Iti Temp \$9,600 2029 te, Area Affected : I	ure Replacement Estimated Cost	M Cycle (Yrs) 1 1 4	aintenance Estimated Cost \$16,900 \$1,700	Priorit Cod B B B
Mechanical System Component Type Heating Energy Source Natural Gas Conversion Equipment Hot Water Boiler Distribution Hot Wtr Piping/Pump Terminal Devices Convector/Radiator	% of Total 100% 0ther Obs Location Explana 100% Corroded,	Fail Date Estin (Years) ervation, Extent : : Boiler Room tion : 4 Units, Mu 0-2 Extent : Moderat	Fut nated Cost Yean FY 203 2020 Light, Area Affecto Iti Temp \$9,600 2022	ure Replacement Estimated Cost	M Cycle (Yrs) 1 1	aintenance Estimated Cost \$16,900	Priorit Cod B B
Mechanical System Component Type Heating Energy Source Natural Gas Conversion Equipment Hot Water Boiler Distribution Hot Wtr Piping/Pump Terminal Devices Convector/Radiator Xir Conditioning	% of Total 100% 0ther Obs Location Explana 100% Corroded, Location	Fail Date Estin (Years) ervation, Extent : : Boiler Room tion : 4 Units, Mu 0-2 Extent : Moderat	Fut nated Cost Year FY 203 2020 Light, Area Affecte Iti Temp \$9,600 2029 te, Area Affected : I	ure Replacement Estimated Cost	M Cycle (Yrs) 1 1 4	aintenance Estimated Cost \$16,900 \$1,700	Priorit Cod B B B
Mechanical System Component Type leating Energy Source Natural Gas Conversion Equipment Hot Water Boiler Distribution Hot Wtr Piping/Pump Terminal Devices Convector/Radiator Air Conditioning Energy Source	% of Total 100% 0ther Obs Location Explana 100% Corroded, Location 100%	Fail Date Estin (Years) ervation, Extent : : Boiler Room tion : 4 Units, Mu 0-2 Extent : Moderat	Fut nated Cost Year FY 203 2020 Light, Area Affected Iti Temp \$9,600 2029 te, Area Affected : I 2020	ure Replacement Estimated Cost 1 * * 5 * * 6 * * 0% * *	M Cycle (Yrs) 1 1 4 1	aintenance Estimated Cost \$16,900 \$1,700	Priorit Cod B B B B
Mechanical System Component Type Heating Energy Source Natural Gas Conversion Equipment Hot Water Boiler Distribution Hot Wtr Piping/Pump Terminal Devices Convector/Radiator Air Conditioning Energy Source Electricity	% of Total 100% 0ther Obs Location Explana 100% Corroded, Location	Fail Date Estin (Years) ervation, Extent : : Boiler Room tion : 4 Units, Mu 0-2 Extent : Moderat	Fut nated Cost Year FY 203 2020 Light, Area Affecte Iti Temp \$9,600 2029 te, Area Affected : I	ure Replacement Estimated Cost 1 * * 5 * * 6 * * 0% * *	M Cycle (Yrs) 1 1 1 4	aintenance Estimated Cost \$16,900 \$1,700	Priorit Cod B B B
Mechanical System Component Type Heating Energy Source Natural Gas Conversion Equipment Hot Water Boiler Distribution Hot Wtr Piping/Pump Terminal Devices Convector/Radiator Air Conditioning Energy Source Electricity Conversion Equipment	% of Total 100% 100% Other Obs Location Explana 100% Corroded, Location 100%	Fail Date Estin (Years) ervation, Extent : : Boiler Room tion : 4 Units, Mu 0-2 Extent : Moderat	Fut nated Cost Year FY 203 2020 Light, Area Affecte lti Temp \$9,600 2029 e, Area Affected : 1 2020 2020 2020	ure Replacement • Estimated Cost 1 ** 5 ** 6d: 100% ** 6 ** 0% ** 5 ** 0 ** 0 ** 0 **	M Cycle (Yrs) 1 1 4 1 1	aintenance Estimated Cost \$16,900 \$1,700 \$11,100	Priorit Cod B B B B B
Mechanical System Component Type Heating Energy Source Natural Gas Conversion Equipment Hot Water Boiler Distribution Hot Wtr Piping/Pump Terminal Devices Convector/Radiator Air Conditioning Energy Source Electricity	% of Total 100% 0ther Obs Location Explana 100% Corroded, Location 100%	Fail Date Estin (Years) ervation, Extent : : Boiler Room tion : 4 Units, Mu 0-2 Extent : Moderat	Fut nated Cost Year FY 203 2020 Light, Area Affected Iti Temp \$9,600 2029 te, Area Affected : I 2020	ure Replacement • Estimated Cost 1 ** 5 ** 6 ** 6 ** 7 ** 9 ** 9 ** 9 ** 9 ** 9 \$98,000	M Cycle (Yrs) 1 1 4 1 1 2	aintenance Estimated Cost \$16,900 \$1,700	Priority Cod B B 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

FANNY BARNES

Asset # : 4455

lechanical	Current Repair	Future Re	placement	M	aintenance	
ystem Component Type	% of Fail Date Estin Total (Years)	nated Cost Year Est FY	imated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
ir Conditioning						
Distribution						
Ductwork/Diffusers	20%	LIFE	* *	2	\$8,900	В
No Component	80%					D
entilation						
Distribution						
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$19,100	В
Exhaust Fans						
Roof	100%	2026	* *	2	\$1,100	В
umbing						
H/C Water Piping						
Galv Iron/Steel	100%	2026	* *	1		В
Water Heater						
Gas Fired	100%	2016	\$8,900	2	\$500	В
	Other Observation, Extent :	Light, Area Affected : 10	0%			
	Location : Boiler Room					
	Explanation : 1 Unit - Mu	lti Temp				
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		В
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		В
Sump Pump(s)						
Rigid Piping	100%	2026	* *	4	\$2,000	В
Sewage Ejector(s)						
Electric	100%	2021	\$10,100	4	\$1,300	В
Fixtures						
Generic	100%					В

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

Print Date: 22-Oct-2012 DEPT. OF HOMELESS SERVICES - FY 2013

Asset Name	: FLATLANDS FAMILY RESIDENCE		
Address	: 10875 AVENUE D @ LINDEN BLVD.		
Borough	: BROOKLYN	Agency's Number	: N/A
Program / Asset #	: DHS0053.000 / 1949	Yr Built/Renovated	: 1989 /
Area Sq Ft	: 68,625	Project Type	: HOMELESS SERVICES
Date of Survey	: 05-Nov-2009	Landmark Status	: NONE
Areas Surveyed	: Basement, Roof, Floors 1,2		
Block	: 3871 Lot : 101	BIN	: 3332519

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture	\$570,500	\$71,000
Interior Architecture	\$150,500	\$723,800
Electrical		\$168,300
Mechanical	\$44,000	\$312,100
Total	\$765,000	\$1,275,200
Priority A	\$570,500	\$71,000
Priority B	\$44,000	\$583,600
Priority C	\$150,500	\$620,600
Total	\$765,000	\$1,275,200

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture				
Interior Architecture	\$17,900	\$10,200		\$1,500
Electrical	\$800		\$3,100	
Mechanical	\$25,200	\$6,000	\$22,700	\$8,000
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$47,700	\$20,100	\$29,700	\$13,500
Priority A				
Priority B	\$29,900	\$9,900	\$29,700	\$11,900
Priority C	\$17,900	\$10,200		\$1,500
Total	\$47,700	\$20,100	\$29,700	\$13,500



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.

Asset # : 1949

		A3561#.1					
chitecture	Current R	epair	Future Replacement Maintenance				
stem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit Coo
erior							
Exterior Walls	0.5%			ste ste	-	¢ <0,400	
Masonry: Brick	85%	¢ < 0, 000	LIFE	* *	5	\$60,400	A
Masonry: Brick	15% Now Diagonal Cracks, Ext Location : Bulkhead Vertical Cracks, Exter	s			5	\$10,700	A
	Location : Bulkhead	s					
	Water Penetration, Ex Location : Bulkhead		Area Affe	cted : 10%			
Windows							
Aluminum	100% Now Condensation Present Location : First Floo	or Corridor			5	\$2,400	A
	Glazing Broken/Crack Location : Multipur			ea Affected : 10%			
	Unit Inoperable, Exten Location : Throughd		a Affecte	ed : 25%			
Parapets Metal: Cage/Fence	100% 2-4 Broken/Missing Elema		2041 erate, Ar	* * ea Affected : 50%	5	\$24,100	А
	Location : Through Corrosion/Rusting, Ex	ctent : Moderate, A	Area Affe	cted : 50%			
	Location : Throughd Deformed/Dented, Ex Location : Throughd	tent : Moderate, A	rea Affec	cted : 50%			
Roof	0						
Metal Panel	30% Now Drains Clogged, Exte Location : Throughd	out					А
	Gut/DS Non Func/Mis Location : Througho		ate, Area	Affected : 25%			
Modified Bitumen	70% Now Blisters, Extent : Mod Location : Throughe Water Penetration, Ex Location : Library, S	out ctent : Moderate, A		* * cted : 15%			A
	Worn/Eroded, Extent Location : Throughd		Affected	: 25%			

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.

Asset # : 1949

Architecture		Current F	Repair	Futur	e Replacement	M	Maintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
nterior								
Floors	50/	N 7	¢17.000	2020	ste ste	-	#2 100	a
Ceramic Tile	5%	Now	\$17,900	2030	**	5	\$2,100	С
			ent : Moderate, Are out Showers	а Ајјесте	2a : 25%			
		-	, Extent : Moderate	Area A	flacted · 25%			
		-	out Showers	, 111cu 11	<i>Jecieu</i> . 2570			
Terrazzo	5%			LIFE	* *	5	\$3,200	С
Vinyl Tile	75%			2021	\$576,200	3	\$23,200	С
Vinyl Tile	15%	0-2	\$115,200	2031	* *	3	\$4,600	С
-	Cracking/O	Crumbling,	Extent : Moderate	, Area Aj	ffected : 20%			
	Location	: First Flo	oor Corridor					
	Worn/Eroa	led, Extent	: Moderate, Area	Affected	: 15%			
	Location	: First Flo	or Corridor					
Interior Walls								
Ceramic Tile	5%			2030	* *	5	\$4,900	С
Concrete Masonry Unit	10%			LIFE	* *	5	\$3,900	С
Glass: Single Pane	5%			LIFE	* *	5	\$3,700	С
Gypsum Board	20%	Now	\$35,200	LIFE	* *	5	\$11,800	С
			lerate, Area Affecte	ed : 5%				
	Location	: Public S	paces					
	-	-	Extent : Moderate	, Area A	ffected : 25%			
	Location	: Through	out Showers					
			Extent : Moderate, A	Area Affe	cted : 5%			
		: Public S						
		ion : Impa	ct Damage					
Gypsum Board	55%			LIFE	* *	5	\$32,600	С
Masonry: Brick	5%			LIFE	* *			С
Ceilings								
Gypsum Board	100%			LIFE	* *	5	\$103,200	В
			xtent : Light, Area	Affected	: 10%			
	Location	: Library,	Security Office					
Electrical		Current R	Repair	Futur	e Replacement	M	aintenance	
vstem	0 (0							
Component			Estimated Cost		Estimated Cost	Cycle	Estimated Cost	Priority
Туре	Total	(Years)		FY		(Yrs)		Code
nder 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2031	* *	5	\$300	В
			Extent : Moderate, A	Area Affe	cted : 100%			
	Location	: Electrica	al Room					
	Explanat	ion : 2- Ma	ain Service Switche	es Rated	@ 1200 Amperes A	And 800 A	Amperes.	
Switchgear / Switchboard								
Fused Disc Sw	100%			2031	* *	5	\$300	В
Raceway								
Conduit	100%			2031	* *	1		В
Conduit	100%			2031	* *	1		В

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

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

Asset # : 1949

			Asset # : 1	943				
Electrical		Current Re	epair	Futur	e Replacement	Ma	aintenance	
System Component Type		Fail Date 1 (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Jnder 600 Volts								
Panelboards						_		_
Molded Case Bkrs	100%			2029	* *	5	\$1,500	В
Wiring Thermoplastic	100%			2031	* *	1		В
Motor Controllers	100%			2051		1		D
Locally Mounted	100%			2026	* *	5	\$400	В
Ground						-	+	
Grounding Devices								
Generic	100%			LIFE	* *	5	\$800	В
Lighting								
Interior Lighting Fluorescent	93%			2021	¢121 200	10	\$47,100	В
Fluorescent		rvation Ex	tent : Moderate, A		\$121,300 cted · 100%	10	\$47,100	D
			ut The Building	neu nyje	cieu : 10070			
		on : T-12 L	_					
HID	5%		1	2021	\$1,100	10	\$100	В
Incandescent	2%			2016	\$2,600	2	,	В
Egress Lighting					·			
Emergency, Battery	50%			2021	\$11,200	10	\$6,700	В
Exit, Service	50%			2021	\$4,500	1		В
Mechanical		Current Re	epair	Futur	e Replacement	M	aintenance	
System	% of F	Tail Data	Estimated Cost	Voor	Estimated Cost	Cyclo	Estimated Cost	Driority
Component		(Years)	Estimated Cost	FY	Estimated Cost	(Yrs)	Estimated Cost	Code
Туре		. ,						
Heating Energy Source								
Natural Gas	100%			2031	* *	1		В
Conversion Equipment	10070			2031		1		Б
Hot Water Boiler	100%			2026	* *	1	\$27,400	В
	Other Ohse	rvation Ex						
	Other Obser		tent : Light, Area	Affected	: 100%			
	Location :	Boiler Roo	om	Affected	: 100%			
	Location :		om	Affected	: 100%			
Distribution	Location : Explanatio	Boiler Roo	om				¢2 700	
Hot Wtr Piping/Pump	Location :	Boiler Roo	om	Affected	: 100%	4	\$2,700	В
Hot Wtr Piping/Pump Terminal Devices	Location : Explanation 100%	Boiler Roo	om	2029	* *			
Hot Wtr Piping/Pump Terminal Devices Air Handler	Location : Explanation 100% 60%	Boiler Roo on : 2 Unit:	9 <i>m</i> 5	2029 2021		1	\$20,500	В
Hot Wtr Piping/Pump Terminal Devices	<i>Location :</i> <i>Explanatio</i> 100% 60% 40%	Boiler Roo on : 2 Units	\$ \$ \$11,600	2029 2021 2026	* * \$198,700 * *			
Hot Wtr Piping/Pump Terminal Devices Air Handler	Location : Explanation 100% 60% 40% Other Obset	Boiler Roo on : 2 Units	om 5 \$11,600 tent : Severe, Area	2029 2021 2026	* * \$198,700 * *	1	\$20,500	В
Hot Wtr Piping/Pump Terminal Devices Air Handler	Location : Explanation 100% 60% 40% Other Obset Location :	· Boiler Roo on : 2 Unit: Now rvation, Ex	om \$ \$11,600 tent : Severe, Ared 2nd Floor	2029 2021 2026	* * \$198,700 * *	1	\$20,500	В
Hot Wtr Piping/Pump Terminal Devices Air Handler Convector/Radiator	Location : Explanation 100% 60% 40% Other Obset Location :	Boiler Roo on : 2 Unit: Now rvation, Ex Ist Floor,	om \$ \$11,600 tent : Severe, Ared 2nd Floor	2029 2021 2026	* * \$198,700 * *	1	\$20,500	В
Hot Wtr Piping/Pump Terminal Devices Air Handler	Location : Explanation 100% 60% 40% Other Obset Location :	Boiler Roo on : 2 Unit: Now rvation, Ex Ist Floor,	om \$ \$11,600 tent : Severe, Ared 2nd Floor	2029 2021 2026	* * \$198,700 * *	1	\$20,500	В

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

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included. ** Replacement cost estimated to be beyond ten years is not included in this report.

Asset # : 1949

							aintenance	
Mechanical		Current Rep	bair	Futur	e Replacement	М		
System Component Type	% of Total	Fail Date E (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Air Conditioning								
Conversion Equipment						_		_
Ext Pkg Unit - Cooling				2021	\$113,400	2	\$1,400	В
			ent : Light, Area	55	: 40%			
			General Areas	Only				
		tion : Multiple	e Roof Units					
Window/Wall Unit	10%			2016	\$12,600	1		В
No Component	50%							D
Ventilation								
Distribution	1000				ate ate	~ ~	*2 0.000	P
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$30,800	В
Exhaust Fans	10-1				* - 000	-	* • • • •	-
Interior	10%		\$0.000	2021	\$6,800	2	\$200	B
Roof	90%		\$8,800	2016	\$44,000	2	\$1,200	В
			Area Affected :	50%				
	Location	n : Motors Bur	nt Out					
Plumbing								
H/C Water Piping	1000/			2021	* *	1		р
Brass/Copper	100%			2031	4 A	1		В
Water Heater	1000/			2010	¢14.200	2	¢000	р
Gas Fired	100%		ant I isht Anor	2019	\$14,300	2	\$800	В
		servation, Exte 1 : Boiler Root	ent : Light, Area	Ајјесіеа	: 100%			
			m Type Of Hot Wat	or Hoato	**			
Sanitary Piping	Ехріана	non. Boner I	ype Of Hoi wai	er neule	1			
Cast Iron	100%			LIFE	* *	1		В
Storm Drain Piping	10070			LIL		1		D
Cast Iron	100%			LIFE	* *	1		В
Sump Pump(s)	10070			LIL		1		D
Rigid Piping	100%			2021	\$10,100	4	\$1,300	В
Fixtures	10070			2021	\$10,100	4	\$1,500	D
Generic	100%							В
Vertical Transport	10070							U
Elevators								
Hydraulic	100%			LIFE	* *			С
Tryaradhe			ent : Light, Area		: 10%			C
			o 2nd Floor Cor					
		tion : One Un						
	слршни	non . One On						

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

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

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



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

FORBELL STREET SHELTER

Asset # : 3016

rchitecture		Current F	Repair	Futur	e Replacement	M	aintenance	
zstem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit Cod
terior								
Exterior Walls								
Masonry: Brick	100%			LIFE	* *	5	\$44,500	А
Windows								
Aluminum	100%			2037	* *	5	\$3,000	А
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	* *	5	\$3,600	А
Masonry: Brick	90%			LIFE	* *	5	\$4,200	Α
Roof								
Built-Up (BUR)	100%			2029	* *	10	\$38,000	Α
erior								
Floors								
Ceramic Tile	5%			2030	* *	5	\$2,600	С
Vinyl Tile	95%			2026	* *	3	\$24,600	С
Interior Walls								
Ceramic Tile	5%	Now	\$53,400	2034	* *	5	\$1,500	С
	Adhesion I	Failure, Ex	tent : Severe, Area	Affected	: 25%			
	Location	: Bathroor	ns					
	Cracking/	Crumbling,	Extent : Severe, A	rea Affec	ted : 25%			
	Location	: Bathroor	ns					
Gypsum Board	95%			LIFE	* *	5	\$35,300	С
Ceilings								
AcousTileSusp.Lay-In	100%			2026	* *	5	\$51,700	В
							-	
lectrical		Current F	Repair	Futur	e Replacement	M	aintenance	
vstem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit Coo

Under 600 Volts

Service Equipment Fused Disc Sw

100%2021\$900Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation :	One 3000 Amps Main Disconnect Switch

Switchgear / Switchboard						
Fused Disc Sw	100%	2021	\$14,500	5	\$200	В
Raceway						
Conduit	100%	2021	\$2,500	1		В
Panelboards						
Molded Case Bkrs	90%	2020	\$9,900	5	\$800	В
Molded Case Bkrs	10%	2043	* *	5	\$100	В
Wiring						
Thermoplastic	90%	2021	\$3,600	1		В
Thermoplastic	10%	2047	* *	1		В
Motor Controllers						
Locally Mounted	100%	2019	\$9,200	5	\$200	В

5

\$200

В

Ground

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

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included. ** Replacement cost estimated to be beyond ten years is not included in this report.

FORBELL STREET SHELTER

Asset # : 3016

		Asset # : 3	5016				
Electrical		Current Repair	Futur	re Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Ground	•						•
Grounding Devices							
Generic	100%		LIFE	* *	5	\$500	В
Lighting							
Interior Lighting							_
Fluorescent	78%		2016	\$63,700	10	\$24,700	В
		ervation, Extent : Moderate,	Area Affe	ected : 100%			
		: Throughout The Building					
		ion : Using T12 Lamps	2020	* *	10	
Fluorescent	20%	muntice Frequence Malanate	2029		10	\$6,300	В
		ervation, Extent : Moderate, : Throughout	Area Affe	ected : 100%			
		-					
		ion : Using T8 Lamps	2016	¢200	10		
HID	2%		2016	\$300	10		В
Egress Lighting	500/		2016	¢7.000	10	¢ 4 2 00	р
Emergency, Battery	50%		2016	\$7,000 \$2,800	10	\$4,200	B
Exit, Service	50%		2016	\$2,800	1		В
Mechanical		Current Repair	Futur	re Replacement	M	aintenance	
System	% of	Fail Date Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
Component	Total	(Years)	FY	Listinuted Cost	(Yrs)	Listiniated Cost	Code
Туре							
Ieating							
Energy Source Electricity	100%		2031	* *	1		В
Conversion Equipment	10070		2031		1		D
Radiant Heater	100%		2021	\$169,400	2	\$16,000	В
Terminal Devices	10070		2021	\$109,400	2	\$10,000	D
Air Handler	100%		2016	\$207,500	1	\$21,400	В
Air Conditioning	10070		2010	\$207,500	1	\$21,100	D
Energy Source							
Electricity	100%		2029	* *	1		В
Conversion Equipment							
Int Pkg Unit - Cooling	50%		2015	\$247,800	2	\$1,100	В
Ext Pkg Unit -	50%	Now \$126,900	2031	* *	2	\$900	В
Heating/Cooling							
	Malfunctio	oning, Extent : Severe, Area A	Affected :	50%			
	Location	: 2 Roof Units For 2nd & 3n	rd Floors	Are On Extended I	Life		
Heat Rejection							
Remote Air Cond	25%		2029	* *	2	\$6,000	В
Remote Air Cond	25%		2021	\$57,500	2	\$6,000	В
No Component	50%						D
entilation							
Distribution						* · ·	-
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$19,300	В
Exhaust Fans							
Interior	95%		2016	\$40,400	2	\$1,000	В

2

\$100

В

\$1,500

2016

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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.

5%

Roof

FORBELL STREET SHELTER

Asset # : 3016

lechanical		Current F	Repair	Futur	e Replacement	Μ	aintenance	
zstem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
umbing								
H/C Water Piping								
Galv Iron/Steel	100%			2026	* *	1		В
Water Heater								
Electric	50%			2020	\$3,000	4	\$100	В
Electric	50%	Now	\$300	2016	\$3,000	4	\$100	В
	Malfunctio	ning, Exte	nt : Moderate, Area	a Affecte	d : 50%			
	Location	: 2 Units I	In Basement Electri	ical Boile	er Room			
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		В
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		В
Sewage Ejector(s)								
Electric	100%			2026	* *	4	\$2,000	В

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

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

DEPT. OF HOMELESS SERVICES - FY 2013 Print Date : 22-Oct-2012

Asset Name	: FORT WASHINGTON ARMORY SH	ELTER	
Address	: 216 FORT WASHINGTON AVENUE		
Borough	: MANHATTAN	Agency's Number	: MM040
Program / Asset #	: DHS0067.000 / 4439	Yr Built/Renovated	: 1909 / 2004
Area Sq Ft	: 236,975	Project Type	: HOMELESS SERVICES
Date of Survey	: 26-May-2010	Landmark Status	: NONE
Areas Surveyed	: Roof, Floors 1,2,3,4		
Block	: 2138 Lot : 79	BIN	: 1063381

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture	\$2,697,400	\$2,093,000
Interior Architecture	\$805,900	\$1,050,200
Electrical	\$2,888,500	\$825,900
Mechanical	\$251,700	\$1,099,800
Total	\$6,643,500	\$5,068,900
Priority A	\$2,697,400	\$2,093,000
Priority B	\$3,187,900	\$2,647,900
Priority C	\$758,200	\$328,000
Total	\$6,643,500	\$5,068,900

Total	\$184,800	\$87,500	\$211,200	\$121,300
Priority C	\$48,200			\$9,100
Priority B	\$102,200	\$87,500	\$204,900	\$101,000
Priority A	\$34,300		\$6,200	\$11,200
Total	\$184,800	\$87,500	\$211,200	\$121,300
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Mechanical	\$35,500	\$50,000	\$135,200	\$64,700
Electrical	\$35,200	\$33,600	\$65,800	\$32,300
Interior Architecture	\$75,800			\$9,100
Exterior Architecture	\$34,300		\$6,200	\$11,200
EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017



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Asset # : 4439

rchitecture	Current Repair	Current Repair Future Replacement Maintenance			
ystem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority Code
terior					
Exterior Walls	650/	LIFE **	5	\$220,000	٨
Masonry: Brick	65% Other Observation, Extent : Moderate, A Location : Various Locations All Arou Explanation : Brick Repointed.	Area Affected : 15%	5	\$230,900	A
Masonry: Brick	5% Now \$116,500 Broken/Missing Elements, Extent : Light Location : South Facade. Diagonal Cracks, Extent : Moderate, An		5	\$17,800	A
Maria	Location : West & South Facades.	LIFE **	5	¢12 200	•
Masonry: Limestone	5% Now \$108,900 Staining/Discoloring, Extent : Light, Are Location : Various Locations All Arou	ea Affected : 5%	5	\$13,300	А
Metal Panel	10% Now \$54,900 Corrosion/Rusting, Extent : Moderate, A Location : West Facade Deteriorated Finish, Extent : Moderate, Location : West Facade		5	\$66,600	A
Window Wall	15% Now \$572,200 Corrosion/Rusting, Extent : Moderate, A Location : Upper Fixed Windows Arou	und Drill Floor	5	\$99,900	А
	Glazing Broken/Cracked, Extent : Mode Location : Upper Fixed Windows Arou Caulking Deteriorated, Extent : Modera Location : Upper Fixed Windows Arou	und Drill Floor te, Area Affected : 50%			
Windows			_		
Aluminum	10%	2043 **	5	\$2,200	A
Steel	75% Now \$1,094,300 Bent/Warped Elements, Extent : Severe, Location : South Facade And North Fa Broken/Missing Elements, Extent : Mod Location : South Facade And North Fa Loose/Miss Fasteners, Extent : Severe, A	acade erate, Area Affected : 20% acade	5	\$105,100	A
	Location : South Facade And North Facade	acade			
Wood	10%	2037 **	5	\$22,400	А
Wood	5% Now \$34,300 Deteriorated Finish, Extent : Severe, Ar Location : South Facade Thermally Inefficient, Extent : Severe, A		5	\$5,600	А
	Split/Cracked, Extent : Severe, Area Affe Location : South Facade				

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Asset # : 4439

Architecture		Current F	Repair	Futur	e Replacement	Μ	Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
xterior									
Parapets									
Cast Stone/Terra Cotta	5%		\$137,800	LIFE	* *	5	\$25,000	А	
	0		derate, Area Affect		%				
		i : North El	evation And Throu	-			* = 1 = 00		
Masonry: Brick	80%		* • • • • • •	LIFE	* *	5	\$51,700	A	
Masonry: Brick	10%		\$84,100	LIFE	* *	5	\$6,500	А	
	0	Crumbling, 1 : Northwe	Extent : Moderate	, Area Aj	ffected : 50%				
			st Corner Extent : Moderate,	Area AA	Factod , 500/				
	-		extent : Moderate, ucade A Few Misal			Sida			
Marcal Devial		<i>i</i> . <i>Soun P</i>	icule A Few Misui	-	**		¢12.500	•	
Metal Panel	5%			2041	* *	5	\$12,500	A	
Roof Built-Up (BUR)	25%	Now	\$377,300	2031	* *			А	
Built-Op (BOK)			lerate, Area Affecte					Α	
			d East Ends	.u . 2270					
	Broken/M	issing Elem	ents, Extent : Seve	re, Area	Affected : 2%				
		ı : West Sid			55				
	Air/Water	Blisters, E.	xtent : Light, Area	Affected	: 5%				
	Location	ı : North Si	de, Tar Delaminati	ng From	The Parapet Wall	!.			
	Water Per	netration, E	xtent : Moderate, A	rea Affe	cted : 15%				
	Location	n : Over Dr	ill Floor						
	Worn/Ero	ded, Extent	: Moderate, Area	Affected	: 30%				
	Location	ı : West And	d East Ends						
			xtent : Light, Area	Affected	: 15%				
		ı : North Si							
	Explana		Pockets Leaking.			ıal.			
Modified Bitumen	75%		\$151,500	2021	\$1,514,700			А	
		-	ents, Extent : Light	-	-				
			e, Two Missing Roo						
			xtent : Moderate, A	rea Affe	cted : 80%				
		1: Over Dr		a Affant -	1.1000/				
			xtent : Severe, Are						
	Location	і. Ан <i>пір</i> І	Roof And Adjacent	surjaces	•				

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.

Asset # : 4439

Architecture		Current	Repair	Futur	e Replacement	Μ	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
nterior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	\$32,000	С
Ceramic Tile	3%			2024	* *	5	\$8,800	С
Sheet Vinyl/Rubber	23%	Now	\$20,400	2026	* *	5	\$50,500	С
			ctent : Light, Area A ntrance Lobby Of A		75%			
Terrazzo	2%			LIFE	* *	5	\$4,600	С
Traffic Topping	2%	Now	\$7,700	2021	\$154,100	5	\$3,700	С
	-	-	, Extent : Light, Are or Epoxy With Sand		ed : 100%			
Traffic Topping	20%			2026	* *	5	\$73,100	С
11 0	Location	: Track A	Extent : Severe, Are nd Portions Of Dri rs To Rubberized Si	ll Floor.	od : 100%			
Vinyl Tile	25%	Now	\$680,500	2031	* *	3	\$27,400	С
	Location Worn/Ero	a : First An ded, Exteni	, Extent : Moderate d Second Floors In t : Moderate, Area I d Second Floors	Shelter.	-			
Wood	15%			2024	* *	5	\$82,300	С
Under Construction	5%							D
	Location	: Second	Extent : Light, Area Floor. Athletes Bathroom.					
Interior Walls	1			0				
Cast in Place Concrete	5%			LIFE	* *			С
Cast Stone/Terra Cotta	5%			LIFE	* *			С
		ervation, B 1 : First Flo	Extent : Moderate, A por.	Area Affe	ected : 100%			
	Explana	tion : Mecl	hanical Space Wall	s.				
Ceramic Tile	3%			2024	* *	5	\$6,900	С
Gypsum Board	25%			LIFE	* *	5	\$34,300	С
Masonry: Brick	37%			LIFE	* *			С
Plaster	15%	Now	\$12,300	LIFE	* *	5	\$10,300	С
			e, Extent : Light, Ar Walls At Main Pub					
Wood	5%			LIFE	* *	5	\$45,700	С
Under Construction	5%							D
		ervation, E 1 : Second L	Extent : Light, Area Floor.	Affected	': 0%			
	Explana	tion : New	Athlete Bathrooms	Being C	onstructed.			

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

Asset # : 4439

Architecture	Currer	nt Repair	Futur	e Replacement	Μ	aintenance	
System Component Type	% of Fail Da Total (Years	te Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior							
Ceilings							
AcousTileSusp.Lay-In	25% Now	\$47,700	2026	* *	5	\$36,600	В
	-	ements, Extent : Mod	erate, Ar	rea Affected : 20%			
	Location : First	And Second Floor					
	Water Penetration	, Extent : Moderate, A	Area Affe	ected : 80%			
	Location : First	Floor Lobby					
Exposed Concrete	5% Now	\$27,500	LIFE	* *	5	\$2,300	В
	Loose/Delam Surfe	ace, Extent : Moderat	e, Area A	Affected : 30%			
	Location : Boiler	· Room First Floor O	f Shelter.				
	Paint Peeling, Ext	ent : Severe, Area Aff	ected : 7	0%			
	Location : Electr	rical Room And Boile	r Rooms	In Shelter.			
Exposed Struc: Steel	10%		LIFE	* *			В
Masonry: Infill Arch	5%		LIFE	* *			В
Plaster	25%		LIFE	* *	5	\$45,700	В
Wood	25%		LIFE	* *	5	\$639,900	В
Under Construction	5%						D
	Other Observation	, Extent : Light, Area	Affected	!:0%			
	Location : Secon	d Floor.					

Explanation : New Athletes Bathrooms Being Constructed.

ectrical	Current Repair	Future R	eplacement	M	aintenance			
stem Component Type	% of Fail Date Estimated Total (Years)	Cost Year Es	timated Cost	Cycle (Yrs)	Estimated Cost	Priority Code		
der 600 Volts								
Service Equipment								
Fused Disc Sw	50%	2021	\$14,000	5	\$400	В		
	Other Observation, Extent : Mode	erate, Area Affected	d : 100%					
	Location : Electrical Room							
	Explanation : 2000 Amp.							
Fused Disc Sw	50%	2041	* *	5	\$400	В		
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Electrical Room							
	Explanation : 2000 Amp. (Air C	Conditioning						
Switchgear / Switchboard								
Fused Disc Sw	50%	2041	* *	5	\$400	В		
Molded Case Bkrs	50%	2021	\$58,200	5	\$2,600	В		
Raceway								
Conduit	80%	2021	\$24,500	1		В		
Conduit	20%	2041	* *	1		В		
Panelboards								
Molded Case Bkrs	25%	2037	* *	5	\$1,300	В		
Molded Case Bkrs	75%	2020	\$66,100	5	\$3,900	В		
Wiring								
Thermoplastic	75%	2021	\$35,800	1		В		
Thermoplastic	25%	2041	* *	1		В		

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

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

Asset # : 4439

Electrical	Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Inder 600 Volts						
Motor Controllers						
Locally Mounted	100%	2019	\$73,600	5	\$1,300	В
fround						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$2,900	В
tand-by Power						
Transfer Switches						
Automatic	80%	2034	* *	1	\$47,900	В
Automatic	20%	2034	* *	1	\$12,000	В
	Other Observation, Extent : Light, Area	Affected	: 100%			
	Location : Electrical Room					
	Explanation : 400 Amp. For Fire Pum	p				
Generators		-				
Diesel	100%	2030	* *	1	\$75,100	В
	Other Observation, Extent : Moderate, A	Area Affe	cted : 100%			
	Location : Generator Room (track An	d Field S	pace)			
	Explanation : 250 Kw.					
Batteries	1					
Nickel Cadmium	100%	2016	\$600	5	\$43,200	В
Fuel Storage	100/0	2010	\$000	5	\$13,200	D
Main Tank	100%	2049	* *	5	\$5,800	В
	Other Observation, Extent : Light, Area		: 100%	5	\$5,000	D
	Location : Mechanical Room	1.9900000	. 10070			
	Explanation : 600 Gallons.					
ighting	Explanation : 000 Gallons.					
Interior Lighting						
Fluorescent	80%	2021	\$369,700	10	\$143,400	В
Thoreseem	Other Observation, Extent : Moderate, A			10	\$143,400	D
	Location : Throughout	neu nyje	cieu . 10070			
	Explanation : Mostly T-12					
		2026	* *	10	¢5.400	
Fluorescent	3%	2026	* *	10	\$5,400	B
HID	15%	2026		10	\$1,000	B
Incandescent	2%	2021	\$9,200	2	\$100	В
Egress Lighting	7 00/		<i></i>			-
Exit, Service	50%	2021	\$15,800	1	±	В
Exit, Battery	50%	2021	\$79,100	10	\$6,600	В
Exterior Lighting						
HID	100%	2021	\$7,700	10	\$600	В
larm						
Security System						
Generic	100%	2016	\$653,000	1	\$72,600	В
Fire/Smoke Detection						
Generic	100%	2016	\$2,235,400	1-3	\$119,700	В
	Other Observation, Extent : Light, Area	Affected	: 100%			
	Location : Pal Space.					
	Explanation : Addressable Type.					

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

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

Asset # : 4439

lechanical		Current I	Repair	Futur	e Replacement	М	aintenance	
ystem	o (_ 0							
Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Cod
eating								
Energy Source Interruptible Gas/Dual Fuel	100%			2031	* *	1		В
	Location	ı : Boiler R	Extent : Light, Area coom) Gallon Tank For		: 100%			
Conversion Equipment Steam Boiler	Location	ervation, E 1 : Boiler R	\$165,800 Extent : Light, Area Coom its / 1 Used For Do			1 Needs Re	\$174,400	В
Distribution								
Steam Piping/Pump	Location	Extent : M : Basemer				4	\$9,700	В
			: Moderate, Area Annection Near Boil		5%			
Terminal Devices Convector/Radiator	100%			2026	* *	1	\$63,300	В
r Conditioning								
Energy Source Electricity	80%			2037	* *	1		В
Natural Gas	80% 20%			2037	* *	1 1		B
	Other Obs Location	n : Roof	Extent : Light, Area	Affected		1		D
Conversion Equipment	Explana	tion : Serve	es 3rd Floor Track	Ana 4th I	loor Bleachers			
Conversion Equipment Absorption Chiller/Direct Fire	20%			2026	* *	1	\$42,300	В
Int Pkg Unit - Cooling	10%			2019	\$280,200	2	\$1,200	В
Ext Pkg Unit - Cooling	5%			2021	\$50,200	2	\$600	В
	Locatior	ervation, E 1 : Various tion : Split	Extent : Light, Area Units	Affected	: 100%			
Window/Wall Unit	5%	non . spin	0 milis	2016	\$22,400	1		В
No Component	60%			2010	ψ22, + 00	1		D
Distribution	0070							D
Chilled Wtr Pipe/Pump	15%			2041	* *	4	\$1,400	В
Ductwork/Diffusers	15%			LIFE	* *	2	\$38,200	В
No Component	70%						-	D
Terminal Devices								
Fan Coil - Cooling	20%			2026	* *	1	\$12,700	В
No Component	80%							D
Heat Rejection								
Remote Air Cond	5%			2021	\$26,000	2	\$6,800	В
Water Cool Tower	20%			2022	\$50,000	2	\$39,300	В
No Component	75%							D

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

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

Asset # : 4439

		#.4439				
Mechanical	Current Repair	Future	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Cod
entilation						
Distribution						
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$109,000	В
Exhaust Fans	1000/	2021	\$2.400		\$ < 0.00	
Interior	100%	2021	\$8,400	2	\$6,000	В
lumbing						
H/C Water Piping Brass/Copper	100%	2031	* *	1		В
Water Heater	100%	2031		1		D
Gas Fired	100% Now \$50 Broken, Extent : Severe, Area Aff Location : Boiler Room	,600 2021 fected : 100%	\$50,600	2	\$2,300	В
	Not in Service, Extent : Severe, A Location : Boiler Room	rea Affected : 10	00%			
HW Heat Exchanger						
Low Temp	100% Other Observation, Extent : Seve Location : Boiler Room Explanation : Domestic Coil In			4 Hot Wate	\$19,400	В
Sanitary Piping	Explanation : Domestic Coll In	Doller / No Slor	age / Inddequale I	noi wale	er Supply	
Cast Iron	100% Other Observation, Extent : Ligh Location : 2nd Floor		* *	1		В
	Explanation : Bathrooms Under	r Constituction				
Storm Drain Piping Cast Iron	100%	LIFE	* *	1		В
Sump Pump(s) Rigid Piping	100%	2021	\$10,100	4	\$1,300	В
Sewage Ejector(s)						_
Electric	100%	2016	\$10,100	4	\$1,300	В
Backflow Preventer	1000/	2021	\$21 100		¢1 2 100	P
Generic	100%	2021	\$21,100	1	\$12,100	В
Fixtures Generic	100%					В
Vertical Transport	100%					D
Elevators Hydraulic	100% Other Observation, Extent : Ligh Location : 1 To 4	LIFE t, Area Affected	* *			C
ing Cummungation	Explanation : 1 Unit					
ire Suppression Standpipe						
1 1	1000/	2041	* *	1-5	\$102,400	В
Generic	100%					
Generic Sprinkler	100%	2041		10	\$102,400	2
Sprinkler			* *			
	100%	2041	* *	1-2	\$54,900	В

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

DEPT. OF HOMELESS SERVICES - FY 2013 Print Date : 22-Oct-2012

Asset Name	: FRANKLIN ARMORY SHELTER						
Address	: 1122 FRANKLIN AVENUE BTWN AG	CPOWELL - 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 SERVIC	CES				
Date of Survey	: 20-May-2010	Landmark Status : EXTERIOR LANDM	ARK				
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



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

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

FRANKLIN ARMORY SHELTER

Asset # : 1940

Architecture		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls Masonry: Brick	95%	Now	\$386,500	LIFE	* *	5	\$217,600	А
Wasonry. Brek	Jnt Mortar		l, Extent : Light, A		ted : 20%	5	\$217,000	л
Masonry: Brownstone	5%			LIFE	* *	5	\$8,600	А
Windows								
Aluminum	90%			2037	* *	5	\$12,500	А
Aluminum		-	\$14,200 hents, Extent : Mod At Tower Floors	2029 erate, Ar	* * ea Affected : 20%	5	\$700	A
			Extent : Severe, Are	a Affecte	ed : 20%			
		: Tower F		55				
	Explanat	ion : Bird	Contamination					
Parapets								
Masonry: Brick	90%			LIFE	* *	5	\$28,900	А
Masonry: Brownstone	10%			LIFE	* *	5	\$7,800	Α
Roof	250/			2020	* *	10	¢ 40, 000	
Modified Bitumen	35% 60%			2029 2029	* *	10 10	\$49,800	A
Single Ply Membrane	Vegetation		Extent : Light, Area mer On The Low E	Affected	l : 60%	10	\$85,300	A
Skylight, Metal/Glass	-		ked, Extent : Mode out Glazing On The			10	\$23,700	А
nterior		0	- 0	5				
Floors								
Cast in Place Concrete	45%			LIFE	* *	5	\$171,800	С
	Location	: Thoughd	xtent : Moderate, A put Basement					
		-	: Moderate, Area . out Sub- Basement .			om Space	?S.	
Ceramic Tile	5%			2024	* *	5	\$8,700	С
Panel/Paver: Cer/Brk	5%			2029	* *	5	\$19,600	С
Quarry Tile	5%			2026	* *	5	\$13,100	С
Vinyl Tile	15%			2021	\$263,800	3	\$9,800	С
		-	eents, Extent : Mod out Basement	erate, Ar	ea Affected : 80%			
Vinyl Tile	15%			2026	* *	3	\$13,100	С
Wood	10%	Now	\$156,500	2036	* *	5	\$16,400	С
	Location	: 5th Floo	ents, Extent : Seve r and Drill Floor B	alcony				
		ecay, Exte : 5th Floo	nt : Severe, Area Aj r	fected : 1	20%			

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

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

DEPT. OF HOMELESS SERVICES - 071 FRANKLIN ARMORY SHELTER

Asset # : 1940

System Component Type	% of 1 Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Co	st Cycle (Yrs)	Estimated Cost	Priority Code
nterior				-				
Interior Walls								
Cast Stone/Terra Cotta	5%			LIFE	*			С
Ceramic Tile	5%			2024	*	5	\$6,800	C
Concrete Masonry Unit				LIFE	*	5	\$2,700	C
Gypsum Board	30%			LIFE	*	5	\$24,600	C C
Masonry: Brick	20% Proken/Mis	sina Flor	ents, Extent : Ligh	LIFE		*		C
			out Basement And					
			, Extent : Moderate					
	-	-	out Basement And	-	-	cal And Ro	iler Spaces	
		-	: Light, Area Affec				ner spaces.	
			upply Main Space.	104 . 570				
Plaster		Now	\$92,600	LIFE	*	* 5	\$14,300	С
i lastel			Extent : Severe, A		rted : 10%	5	φ1 - ,500	C
	Location .							
			: Severe, Area Affe	ected : 10	0%			
	Location .							
			xtent : Moderate, A	rea Affe	cted : 10%			
	Location .							
Ceilings								
AcousTileSusp.Lay-In	10%			2034	*	* 5	\$17,500	В
AcousTileSusp.Lay-In	12%			2034	*	* 5	\$20,900	В
Exposed Concrete	15%	Now	\$213,400	LIFE	*	* 5	\$4,100	В
		-	Extent : Severe, Arec					
			am At Area Next To					
	-	-	Extent : Moderate	-	ffected : 15%			
		: Area Ne.	xt To Generator Ro					
Exposed Struc: Steel	45%			LIFE	*	*		В
			Extent : Moderate, A	Area Affe	ected : 100%			
	Location .							
		on : Over	Drill Floor					
Masonry:Vault Struct	10%			LIFE	*			В
Plaster	8%	Now	\$50,700	LIFE	*	5	\$8,700	В
		-	ents, Extent : Mod			%		
			Locations Through					
	Location .	-	Extent : Severe, A r	rea А ј јес	:tea : 20%			
	Paint Peelin Location	-	: : Severe, Area Affe r	ected : 10	00%			
	Water Pene	etration, E	xtent : Moderate, A	rea A <u>f</u> fe	cted : 10%			
	Location .							

Electrical	Current Repai	r Futu	re Replacement	Ма	aintenance	
System Component Type	% of Fail Date Est Total (Years)	mated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code

Under 600 Volts

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

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

FRANKLIN ARMORY SHELTER

Asset # : 1940

Electrical	ASSEL # . T Current Repair		e Replacement	Μ	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Jnder 600 Volts		•				
Service Equipment						
Fused Disc Sw	30%	2021	\$1,000	5	\$200	В
	Other Observation, Extent : Light, Area	ı Affected	: 100%			
	Location : Electrical Room					
	Explanation : One 2000 Amp. For Set	rvice # 1				
Fused Disc Sw	5%	2031	* *	5		В
	Other Observation, Extent : Light, Area	ı Affected	: 5%			
	Location : Electrical Room					
	Explanation : One 400 Amp. For Fire	Pump.				
Molded Case Bkrs	65%	2031	* *	5	\$2,000	В
	Other Observation, Extent : Light, Area	ı Affected	: 100%			
	Location : Electrical Room					
	Explanation : Two 1600 Amp. For Set	rvice # 2				
Switchgear / Switchboard						
Fused Disc Sw	50%	2031	* *	5	\$300	В
Molded Case Bkrs	50%	2021	\$23,600	5	\$1,500	В
Raceway						
Conduit	40%	2041	* *	1		В
	Recent Installation, Extent : Moderate,	Area Affe	ected : 100%			
	Location : Throughout					
Conduit	60%	2021	\$6,600	1		В
Panelboards			. ,			
Fused Disc Sw	5%	2037	* *	5	\$100	В
	Recent Installation, Extent : Moderate,		ected : 100%			
	Location : Basement					
Molded Case Bkrs	65%	2037	* *	5	\$2,000	В
Worded Case DRIS	Recent Installation, Extent : Moderate,		ected : 100%	5	φ2,000	Ъ
	Location : Throughout	ni cu ngje				
Molded Case Bkrs	30%	2020	\$10,700	5	\$900	В
	30%	2020	\$10,700	5	\$900	В
Wiring	700/	2041	* *	1		р
Thermoplastic	70% Recent Installation, Extent : Moderate,			1		В
	Location : Throughout	Агеи Ајје	ecieu . 10070			
Thermoplastic	30%	2021	\$5,100	1		В
Motor Controllers	700/	2024	ste ste	-	\$5 00	D
Locally Mounted	70%	2034	**	5	\$500	B
Locally Mounted	30%	2019	\$36,700	5	\$200	В
Ground						
Grounding Devices	500/	TIPP	* *	F	\$000	р
Generic	50%	LIFE		5	\$900	В
	Other Observation, Extent : Light, Area	a Affected	: 100%			
	Location : At Water Main					
	Explanation : Corroded					
Generic	50%	LIFE	* *	5	\$900	В

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.

DEPT. OF HOMELESS SERVICES - 071 FRANKLIN ARMORY SHELTER

Asset # : 1940

	0		ASSet # : 1					
Electrical	C	Irrent R	epair	Futur	e Replacement	M	aintenance	
System Component Type		l Date (ears)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Cod
tand-by Power								
Transfer Switches								
Automatic	90%			2034	* *	1	\$32,100	В
Automatic	5%			2034	* *	1	\$1,800	В
			xtent : Light, Area	Affected	: 5%			
	Location : M							
	Explanation	: 20 H _I	o For Fire Pump.					
Automatic	5%			2034	* *	1	\$1,800	В
	Other Observ	tion, E	xtent : Light, Area	Affected	: 100%			
	Location : T	ransfer	Switch Room					
	Explanation	: 30 An	ıp. For Fire Alarm	ı				
Generators								
Diesel	100%			2030	* *	1	\$44,800	В
	Other Observ	tion, E	xtent : Moderate, A	Area Affe	cted : 100%			
	Location : C	enerato	or Room					
	Explanation	: One 1	00 Kw					
Batteries								
Lead/Acid	100%			2015	\$700	5	\$4,300	В
Fuel Storage								
Day Tank	50%			2037	* *	5	\$10,800	В
			xtent : Light, Area	Affected	: 100%			
	Location : C							
	Explanation	: 180 G	Gallons.					
Not Accessible	50%							D
ighting								
Interior Lighting								
Fluorescent	85%			2029	* *	10	\$90,900	В
			xtent : Moderate, A	Area Affe	cted : 90%			
	Location : T	-						
	Explanation	: Mostl	y T-8.					
HID		low	\$2,000	2031	* *			В
	-		xtent : Moderate, A					
	Location : M	lain Ha	ll, Recreation And	Several	Dormitory Areas.			
HID	11%			2026	* *	10	\$400	В
Egress Lighting								
Emergency, Service	40%			2026	* *	1		В
Emergency, Battery	10%			2021	\$5,100	10	\$2,800	В
Exit, Service	50%			2026	* *	1		В
larm								
Security System								
Generic	100%			2026	* *	1	\$43,300	В
			xtent : Light, Area					
	Location : A	t All En	trances And Exits,	Includin	g Common Areas.			
	Explanation	: Fixed	Cameras.					
Fire/Smoke Detection								
Generic	100%			2026	* *	1-3	\$73,600	В

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

FRANKLIN ARMORY SHELTER

Asset # : 1940

Mechanical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Cod
eating								
Energy Source Interruptible Gas/Dual Fuel	100%			2041	* *	1		В
Conversion Equipment Steam Boiler	Location		Extent : Light, Area nt Boiler Room its	2034 Affected	**	1	\$115,600	В
Distribution	-							
Steam Piping/Pump	100%			2031	* *	4	\$8,600	В
Terminal Devices Air Handler Convector/Radiator	20% 60%			2016 2026	\$151,600 * *	1 1	\$14,400 \$22,700	B B
Fan Coil Unit/Heat	20%			2021	\$421,100	1	\$7,600	В
ir Conditioning Energy Source Electricity	100%			2029	* *	1		В
Conversion Equipment	10070			2027		1		D
Window/Wall Unit No Component	10% 90%			2016	\$28,900	1		B D
entilation								
Distribution Ductwork/Diffusers	100%			LIFE	* *	2-5	\$65,000	В
Exhaust Fans Interior	50%			2016	\$2,700	2	\$1,800	В
Roof	50%			2010	\$2,700	2 2	\$1,800	B
umbing H/C Water Piping	5070			2020			\$1,000	<u> </u>
Brass/Copper	75%			2031	* *	1		В
Galv Iron/Steel		Now Extent : Se a : Basemer	\$10,500 evere, Area Affected at	2019 d : 50%	\$105,000	1		В
Water Heater Electric		ent, Extent	\$19,600 : Severe, Area Affe	2021 cted : 10	\$19,600 0%	4	\$600	В
	Other Obs Location	ı : Basemer	Extent : Severe, Are nt					
Flastria		uon : Elect	ric Units Shut Dow				¢100	<u>п</u>
Electric HW Heat Exchanger	10%			2020	\$2,200	4	\$100	В
HW Heat Exchanger Low Temp		ervation, E 1 : Boilers	Extent : Light, Area	2031 Affected	* * : 100%	4	\$17,300	В
		tion : Dom Of Survey	estic Coils In Boile	r With Sto	orage Tank / Syster	m Provia	les All Hot Water	

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

DEPT. OF HOMELESS SERVICES - 071 FRANKLIN ARMORY SHELTER

Asset # : 1940

Current Repair	Futur	e Replacement	Μ	aintenance	
% of Fail Date Estin Total (Years)	nated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
100%	LIFE	* *	1		В
100%	LIFE	* *	1		В
100%	2015	\$6,600	4	\$2,000	В
100%	2021	\$10,900	4	\$1,300	В
100%	2026	* *	1	\$7,200	В
Other Observation, Extent :	Light, Area Affected	: 100%			
Location : Basement					
Explanation : Serves Fire	Suppression Only				
100%					В
100%	LIFE	* *			С
100%	2041	* *	1-5	\$61,100	В
100%	2041	* *	1-2	\$32,700	В
100%	2030	* *	1	\$21,800	В
	% of Tail Date Estin Total (Years) 100%	% of Total Fail Date (Years) Estimated Cost FY Year FY 100% LIFE 100% 2015 100% 2021 100% 2026 0ther Observation, Extent : Light, Area Affected Location : Basement Explanation : Serves Fire Suppression Only 100% 100% LIFE 100% 2026 0ther Observation, Extent : Light, Area Affected Location : Basement Explanation : Serves Fire Suppression Only 100% LIFE 100% 2041	% of Total Fail Date (Years) Estimated Cost FY Estimated Cost FY 100% LIFE ** 100% LIFE ** 100% 2015 \$6,600 100% 2015 \$6,600 100% 2021 \$10,900 100% 2026 ** 0ther Observation, Extent : Light, Area Affected : 100% Location : Basement Explanation : Serves Fire Suppression Only 100% 100% LIFE ** 100% 2041 **	% of Total Fail Date (Years) Estimated Cost FY Year FY Estimated Cost (Yrs) Cycle (Yrs) 100% LIFE ** 1 100% LIFE ** 1 100% 2015 \$6,600 4 100% 2021 \$10,900 4 100% 2026 ** 1 00% 2026 ** 1 00% 2026 ** 1 00% 2026 ** 1 00% 2026 ** 1 100% 2026 ** 1 00% 2026 ** 1 100% 2026 ** 1 100% 2041 ** 1 100% 2041 ** 1-5 100% 2041 ** 1-2	% of Total Fail Date (Years) Estimated Cost FY Estimated Cost (Yrs) Estimated Cost (Yrs) 100% LIFE ** 1 100% LIFE ** 1 100% LIFE ** 1 100% 2015 \$6,600 4 \$2,000 100% 2021 \$10,900 4 \$1,300 100% 2026 ** 1 \$7,200 00her Observation, Extent : Light, Area Affected : 100% * 1 \$7,200 0her Observation : Serves Fire Suppression Only * 1 \$7,200 100% 2026 ** 1 \$7,200 010m Explanation : Serves Fire Suppression Only * 1 \$7,200 100% LIFE ** * * * 100% LIFE ** * * 100% LIFE ** * * 100% 2041 ** 1-5 \$61,100

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.

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

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



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

DEPT. OF HOMELESS SERVICES - 071 HARLEM ONE MENS RESIDENCE

Asset # : 1958

rchitecture		Current F	Repair	Futur	e Replacement	Μ	aintenance	
vstem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Cod
terior								
Exterior Walls								
Cast in Place Concrete	10%			LIFE	* *	5	\$33,700	А
Masonry: Brick	87%			LIFE	* *	5	\$58,600	Α
Masonry: Limestone	3%			LIFE	* *	5	\$1,500	Α
Windows	100-1		***			_	*	
Aluminum			\$32,400 nt : Light, Area Affe or Training Room	2039 ected : 10	* *	5	\$6,900	А
Parapets								
Masonry: Brick	50%			LIFE	* *	5-10	\$7,700	Α
Masonry: Limestone	5%			LIFE	* *	5-10	\$1,400	А
Metal Rail	45%			2036	* *	5-10	\$18,300	А
Roof								
Copper/Terne	5%			2051	* *	10	\$3,100	А
Modified Bitumen	95%			2031	* *	10	\$23,800	А
	-	olace Evide : Through	ent, Extent : Light, 1 out	Area Affe	ected : 100%			
erior								
Floors Ceramic Tile	Location Cracking/	: Toilet(s) Crumbling,	\$3,200 nents, Extent : Light and Showers Extent : Moderate , Showers and Kitc.	, Area Aj	-	5	\$700	C
T.		. 1011e1(s)	, snowers and Kill		* *		¢15 coo	
Terrazzo	20%	0.2	¢24.000	LIFE	* *	5	\$15,600	C
Vinyl Tile	-	-	\$34,800 Extent : Light, Are or Training Room	2028 ea Affecte		3	\$14,000	C
Wood	2%			2038	* *	5	\$1,900	С
Interior Walls								
Ceramic Tile	4% Broken/M	0	\$5,100 hents, Extent : Mode	2032 erate, Ar	* * ea Affected : 10%	5	\$900	C
	Location Cracking/	Crumbling,	, Showers and Kitc Extent : Moderate , Showers and Kitc	, Area Aj	ffected : 5%			
	Location Cracking/ Location	Crumbling,	Extent : Moderate	, Area Aj hen	ffected : 5%	5	\$25.000	C
Concrete Masonry Unit	Location Cracking/	Crumbling,	Extent : Moderate	, Area Aj	-	5 5-10	\$25,000 \$19,700	C C
Concrete Masonry Unit Gypsum Board	Location Cracking/ Location 70%	Crumbling,	Extent : Moderate	, Area Aj hen LIFE	* *		\$25,000 \$19,700	
Concrete Masonry Unit	Location Cracking/ Location 70% 26% 20% Broken/M	Crumbling, : Toilet(s) Now ssing Elem	Extent : Moderate	, Area Aj hen LIFE LIFE 2028	**			

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

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

DEPT. OF HOMELESS SERVICES - 071 HARLEM ONE MENS RESIDENCE

Asset # : 1958

Electrical		Current	ASSEL#.R		e Replacement	м	aintenance	
System								
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Cod
nder 600 Volts								
Service Equipment	1000/			2022	¢5 200	5	¢200	р
Fused Disc Sw	100% Other Ob	servation. I	Extent : Moderate, A	2023 Area Affe	\$5,200 ected : 100%	5	\$200	В
		ı : Electric		1, eu 1 199 e				
	Explana	tion : (2) M	lain Service Switch	es Rated	@ 600 Amperes E	ach		
Switchgear / Switchboard								
Fused Knife Sw	100%		\$72,700	2053	* *	5	\$100	В
		Equipment, 1 : Electric	Extent : Moderate,	Area A <u>f</u>	fected : 100%			
			at Room ctent : Severe, Area	Affected	• 100%			
		1 : Through		ijjeereu	. 100/0			
Raceway		5						
Conduit	100%			2023	\$12,500	1		В
Panelboards	10	. .	<i>.</i>	• • • • •		_	**	
Fused Toggle Switch	60%		\$46,300	2048	* *	5	\$200	В
		-	ctent : Moderate, An Yout The Building	rea Ajjec	lea : 100%			
Molded Case Bkrs	20%	i i i i i i i i i i i i i i i i i i i	iour The Bunding	2022	\$15,400	5	\$200	В
Molded Case Bkrs	20%			2022	**	5	\$200 \$200	B
Wiring						-		
Braided Cloth	80%	0-2	\$8,300	2048	* *	1		В
		-	ent : Moderate, Are	a Affecte	ed : 100%			
		1 : Through	out The Building					
Thermoplastic	20%			2033	* *	1		В
Motor Controllers Locally Mounted	100%			2021	\$12,400	5	\$200	В
round	10070			2021	φ12 , 400	5	φ200	D
Grounding Devices								
Generic	100%			LIFE	* *	5	\$1,000	В
			Extent : Moderate, A	Area Affe	ected : 100%			
		1 : Basemer tion : Wate						
ighting	Елриани	<i>uon</i> . <i>w</i> ate	, man					
Interior Lighting								
Fluorescent	98%			2023	\$287,300	10	\$29,900	В
			Extent : Moderate, A	Area Affe	ected : 100%			
		-	out The Building	+ Fluono				
HID	$\frac{Explana}{2\%}$	1100 : 1-01	amps And Compac	2023	\$2,700	10		В
Egress Lighting	2%			2023	\$2,700	10		D
Emergency, Service	50%			2023	\$2,700	1		В
Exit, Service	50%			2023	\$2,700	1		B
Exterior Lighting								
HID	100%			2023	\$14,300	10	\$100	В

Alarm

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

DEPT. OF HOMELESS SERVICES - 071 HARLEM ONE MENS RESIDENCE

Asset # : 1958

			A3361 # . 13					
Electrical	Current Repair			Futur	e Replacement	Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Cod
larm Fire/Smoke Detection No Component Generic	70% 30%			2031	* *	1-3	\$6,500	D B
Mechanical		Current I	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Cod
Ieating Energy Source Fuel Oil No 2			\$9,100 : Severe, Area Affe	2033 cted : 20	* *	5	\$5,200	В
Conversion Equipment Steam Boiler	Location Other Obs Location	a : Boilers				1	\$29,700	В
Distribution Steam Piping/Pump	100% Steam Tra Location Unit Inope	Now ps Faulty, t : Through erable, Exte	\$5,200 Extent : Moderate,			4	\$1,600	В
Terminal Devices Air Handler Convector/Radiator	25% 75%			2028 2021	* * \$262,700	1 1	\$5,200 \$8,100	B B
ir Conditioning Energy Source Electricity	100%			2039	* *	1		В
Conversion Equipment Ext Pkg Unit - Cooling Window/Wall Unit No Component	5% 25% 70%			2028 2016	* * \$19,100	2 1	\$100	B B D
entilation Distribution Ductwork/Diffusers	100%			LIFE	* *	2-5	\$29,400	В
Exhaust Fans Interior Roof	25% 75%			2023 2018	\$10,200 \$22,100	2 2	\$300 \$800	B B
lumbing H/C Water Piping Galv Iron/Steel	100%			2028	* *	1		В

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

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

lechanical		Current Repair		e Replacement	Μ				
ystem Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Cod		
umbing									
Water Heater									
Oil Fired	50%		2018	\$5,800	1	\$500	В		
No Component	50%						D		
HW Heat Exchanger									
Low Temp	50%		2033	* *	4	\$1,700	В		
No Component	50%						D		
Sanitary Piping									
Cast Iron	100%		LIFE	* *	1		В		
Storm Drain Piping									
Cast Iron	100%		LIFE	* *	1		В		
Sump Pump(s)	1000			* • • • • • • •		* • • • • •	-		
Rigid Piping	100%		2023	\$10,100	4	\$2,000	В		
Sewage Ejector(s)	1000/		2022	¢10,100		*2 000	P		
Electric	100%		2023	\$10,100	4	\$2,000	В		
Backflow Preventer							_		
Generic	100%		2023	\$3,600	1	\$2,100	В		
Fixtures									
Generic	100%						В		
re Suppression									
Sprinkler									
Generic	100%		2043	* *	1-2	\$9,300	В		

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

DEPT. OF HOMELESS SERVICES - FY 2013 Print Date : 22-Oct-2012

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



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

HELP 1

Asset # : 14349

Architecture	Curren	t Repair	M				
ystem Component Type	% of Fail Da Total (Years	te Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Cod
xterior							
Exterior Walls							
Concrete Masonry Unit	20%		LIFE	* *	5	\$16,000	А
Stucco Cement	80% Now	\$630,900	2026	* *	5	\$128,200	Α
	Broken/Missing El	ements, Extent : Seve	re, Area A	Affected : 10%			
	Location : Throu	ghout					
	Water Penetration,	Extent : Moderate, A	Area Affe	cted : 10%			
	Location : Aparts	nents					
	Other Observation	, Extent : Moderate, A	Area Affe	cted : 100%			
	Location : Aparti	nents					
	Explanation : Th	is Component Is Actu	ally Eifs	Cladding.			
Windows							
Aluminum	80% Now	\$323,600	2046	* *	5	\$3,400	Α
	Bent/Warped Elem	ents, Extent : Modera	ite, Area	Affected : 25%			
	Location : Aparti	nents					
	Ctrwt/Balnc Not F	unct, Extent : Moderc	te, Area	Affected : 25%			
	Location : Aparti	nents					
Aluminum	20%		2037	* *	5	\$1,700	А
Parapets	, .					+ - , , , , , ,	
Concrete Masonry Unit	15%		LIFE	* *	5	\$2,300	А
Metal Rail	5%		2026	* *	5-10	\$12,200	А
Stucco Cement	80%		2034	* *	5	\$27,800	A
		lent, Extent : Light, A		rted : 20%	-	+,	
	Location : Over	-	JJ				
		, Extent : Moderate, A	Area Affe	cted : 100%			
	Location : Aparti						
	-	is Component Is Actu	allv E I F	FS Cladding Syste	m		
Roof	Diplantition ()	is component is from		S creating System			
Modified Bitumen	80%		2026	* *	10	\$87,700	А
		lent, Extent : Light, A		rted : 25%		1	
	Location : Over	-	55				
Single Ply Membrane	20%	-	2026	* *	10	\$21,900	A
Shigie i ly Memorale		lent, Extent : Light, A		rted : 20%	10	φ21,900	11
		Multipurpose Room					
terior							
Floors							
Cast in Place Concrete	5%		LIFE	* *	5	\$16,300	С
Ceramic Tile	5%		2030	* *	5	\$7,500	C
Vinyl Tile	75%		2030	\$1,040,300	3	\$41,900	C
Vinyl Tile	15%		2021	\$1,0 4 0,500 * *	3	\$11,200	C
Interior Walls	1370		2020		5	ψ11,200	C
Ceramic Tile	5%		2030	* *	5	\$8,900	С
Concrete Masonry Unit	5%		LIFE	* *	5	\$3,600	C C
Glass: Single Pane	2%		LIFE	* *	5	\$2,700	C
Gypsum Board	2% 88%		LIFE	* *	5	\$2,700 \$94,100	C
Oypsulli Doalu	0070		LIFE		5	\$94,10U	U

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

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included. ** Replacement cost estimated to be beyond ten vears is not included in this report.

HELP 1

Asset # : 14349

			Asset # : 14	549				
Architecture		Current F	Repair	Futur	e Replacement	Μ		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Cod
terior								
Ceilings						_	* •••••••	-
AcousTileSusp.Lay-In	20%			2034	* *	5	\$29,800	B
Exposed Concrete	10%			LIFE	* * *	5	\$2,300	B
Plaster	70%			LIFE	* *	5	\$65,200	В
Electrical		Current F	Repair	Futur	e Replacement	Μ	aintenance	
System	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cvcle	Estimated Cost	Priorit
Component Type	Total	(Years)		FY		(Yrs)		Cod
Inder 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2031	* *	5	\$500	В
	Other Obs	servation, E	Extent : Moderate, A		cted : 100%	-		
	Location	ı : Electrica	ıl Room					
	Explana	tion : Main	Service Protector	Rated @	1200 Amperes			
Switchgear / Switchboard								
Molded Case Bkrs	100%			2031	* *	5	\$2,700	В
Raceway	1000							P
Conduit	100%			2031	* *	1		В
Panelboards	1000/			2020	* *	_	¢ 2 7 00	р
Molded Case Bkrs	100%			2029		5	\$2,700	В
Wiring Thermoplastic	100%			2031	* *	1		В
Motor Controllers	100/0			2001		-		D
Locally Mounted	100%			2019	\$23,900	5	\$700	В
round						-		
Grounding Devices								
Not Accessible	100%							D
ighting								
Interior Lighting								
Fluorescent	100%			2016	\$235,500	10	\$91,400	В
			Extent : Moderate, A	Area Affe	cted : 100%			
		8	out The Building					
	Explana	tion : T-12	Lamps					
Egress Lighting								
Emergency, Service	50%			2016	\$8,100	1	±	В
Exit, Battery	50%			2016	\$40,300	10	\$3,400	В
Exterior Lighting	1000			001-		10	*2 00	F
HID	100%			2016	\$4,000	10	\$300	В
Mechanical		Current F	Repair	Futur	e Replacement	Μ	aintenance	
System	% of	Fail Data	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priorit
Component	Total	(Years)	Estimated Cost	FY	Estimated COSt	(Yrs)	Estimated COSt	Cod
Туре	1 Juli	(1015)				(110)		
leating								
Energy Source	100					~		-
Natural Gas	100%			2041	* *	1		В

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

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included. ** Replacement cost estimated to be beyond ten years is not included in this report.

HELP 1

Asset # : 14349

Mechanical	Current Repair Future Replacement Maintena						
System Component Type		nil Date Estimated Cost Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating							
Conversion Equipment	1000/		2026	* *	1	¢ 40, 400	D
Hot Water Boiler	100% Other Obser	ation Extent . Light Ang	2026		1	\$49,400	В
		vation, Extent : Light, Area 2 Boiler Rooms	Ajjecieu .	100%			
		n : 2 Boiler Rooms, Each H	as 2 Hydi	rotherm Units Wit	h 4 Rurn	ers Each Each	
	Unit Is 842		us 2 11yu	onterni onus mu	n i Duin	ers Eucht Euch	
Distribution							
Hot Wtr Piping/Pump	100%		2029	* *	4	\$4,900	В
Terminal Devices							
Convector/Radiator	100%		2026	* *	1	\$32,200	В
Air Conditioning							
Energy Source	1000/		2020	* *	1		D
Electricity	100%		2029	4 A	1		В
Conversion Equipment Ext Pkg Unit -	10%		2021	\$73,100	2	\$600	В
Heating/Cooling	10%		2021	\$75,100	Z	\$000	D
Treating/Cooling	Other Observ	vation, Extent : Light, Area	Affected .	: 10%			
		Roof Of Center Office Sect		10,0			
		n : Only Center Office Sect		c And Furnace Ui	nits		
No Component	90%						D
Ventilation							
Distribution							
Ductwork/Diffusers	10%		LIFE	* *	2-5	\$5,600	В
	Other Obser	vation, Extent : Light, Area	Affected .	: 10%			
		Administrative Area					
	Explanation	n : Center Section Only					
No Component	90%						D
Exhaust Fans							
Roof	100%		2021	\$88,200	2	\$3,100	В
Plumbing							
H/C Water Piping	1000/		2021	* *	1		D
Brass/Copper	100%		2031	4 A	1		В
Water Heater Gas Fired	100%		2016	\$25,800	2	¢1 500	В
Sanitary Piping	100%		2010	\$23,800	2	\$1,500	D
Cast Iron	100%		LIFE	* *	1		В
Storm Drain Piping	10070				1		U
Storm Drain Fiping				* *	1		р
	100%		LIFE	* *	1		в
Cast Iron Fixtures	100%		LIFE	* *	1		В

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

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

Print Date: 22-Oct-2012 DEPT. OF HOMELESS SERVICES - FY 2013

Asset Name	: HELP WOMEN'S CENTER (FORMER	R 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.

Asset # : 1973

Architecture	Current Repair Future Replacem				e Replacement	nent Maintenance			
System Component Type	% of 1 Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
xterior									
Exterior Walls Masonry: Brick	95% Water Pene	0-2 etration, E	\$114,100 Extent : Light, Area	LIFE Affected	* *	5	\$69,600	А	
	Location	: Around	Windows On 2nd F	loor Alo	ng Williams Avenu				
Masonry: Limestone	5%			LIFE	* *	5	\$5,500	Α	
Windows Aluminum Metal Louvers	90% 10% Broken/Mis	Now ssing Elem	\$19,000 hents, Extent : Mod	2039 2032 Jerate, Ar	* * * * ea Affected : 10%	5	\$26,500	A A	
	Location Other Obse Location	: 3rd And ervation, E : Through	4th Floor, Throug Extent : Moderate, A	hout Area Affe	acted : 100%	lows			
Parapets	1		5 5 5		5				
Cast Stone/Terra Cotta	10%		*	LIFE	* *	5-10	\$10,200	Α	
Masonry: Brick			\$17,600 : Moderate, Area Face Along Williar		* *	5	\$2,700	A	
Metal Panel	5%			2043	* *	5	\$700	А	
Metal: Cage/Fence	Location Deformed/I	: Recreatio Dented, Ex	\$500 Extent : Moderate, 2 on Yard On Lower xtent : Moderate, A on Yard On Lower	Roof rea Affeo		5	\$600	A	
Pre-Cast Concrete	5%	. 110070000		LIFE	* *	5	\$2,300	A	
Roof							. ,		
Asphalt Macadam	Location Water Pene	: Over Bo etration, E	\$1,500 Extent : Moderate iler Room İxtent : Moderate, A st Area In Boiler R	Area Affe	-	5	\$1,300	Α	
Modified Bitumen	Location Water Pene Location Other Obse	: Through etration, E : Over Re ervation, E	\$8,500 Extent : Moderate, . out Recreation Yar Extent : Severe, Are creation Room Extent : Moderate, A	d a Affecte	d : 5%			A	
			creation Room red With Rubber P	ads					
Modified Bitumen	60% Patching E	vident, Ex	tent : Moderate, A out Main Roof, 20	2028 rea Affec	* * ted : 10%	10	\$24,100	A	

Interior

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

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

Asset # : 1973

rchitecture	Current Repair Future Replaceme					ent Maintenance			
zstem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Co	ost	Cycle (Yrs)	Estimated Cost	Priority Cod
erior									
Floors									
Cast in Place Concrete	10%			LIFE	:	* *	5	\$43,700	С
Ceramic Tile	5%			2036		* *	5	\$5,000	С
			ent, Extent : Light, r Bathrooms, 2011		ected : 50%				
Marble Panels	5%			LIFE	:	* *	5	\$7,500	С
Vinyl Tile	80%			2028	:	* *	3	\$30,000	С
Interior Walls									
Ceramic Tile	5%			2032	:	* *	5	\$4,500	С
	Recent Re	place Evide	ent, Extent : Light, .	Area Affe	ected : 50%				
	Location	: 4th Floo	r Bathrooms, 2011						
Concrete Masonry Unit	10%			LIFE	:	* *	5	\$7,200	С
Gypsum Board	10%			LIFE	:	* *	5-10	\$15,200	Ċ
Masonry: Brick	5%			LIFE	:	* *	10	\$1,300	Ċ
Plaster	70%	Now	\$112,100	LIFE	:	* *	5	\$18,800	Ċ
	Location Water Per	: Staircas	Extent : Moderate e D, Recreation Ro xtent : Severe, Area on Room	om					
Ceilings									
AcousTileSusp.Lay-In	10% Recent Re	place Evide	ent, Extent : Light,	2036 Area Affe		* *	5	\$10,000	В
	Location	: Through	out, 2012						
Exposed Concrete	Locatior Cracking/ Locatior	/Rusting, E : Steel Me Crumbling, : Meter Re	\$37,600 Extent : Moderate, A mbers, Ash Hoist A Extent : Moderate oom In Boiler Roon	area 5, Area Aj 11, Old As	cted : 10% ffected : 15% sh Hoist Area	* *	5	\$1,600	В
		etration, E : Ash Hoi:	xtent : Moderate, A st Area	Area Affe	cted : 10%				
Metal Panel	10%			LIFE		* *	5	\$25,000	В
Plaster	0	0-2 Crumbling, : Recreati	\$58,700 Extent : Moderate on Room	LIFE , Area Aj		* *	5	\$43,700	В
	Water Per		xtent : Moderate, A	Area Affe	cted : 5%				

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

Under 600 Volts

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

Asset # : 1973

Electrical		Current F	Repair	Futu	e Replacement	Μ	Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Cod	
nder 600 Volts									
Service Equipment									
Fused Disc Sw	50%			2023	\$800	5	\$200	В	
	Location	n : Electrica	Extent : Moderate, A al Room 2000 Amps Main D						
Fused Disc Sw	50%			2033	* *	5	\$200	В	
	Other Ob Location	servation, E n : Electrico	Extent : Moderate, A ul Room 1200 Amps Main D	Area Affe		-			
Switchgear / Switchboard	1		1						
Fused Disc Sw	25%			2043	* *	5	\$100	В	
Fused Disc Sw	50%			2023	\$14,500	5	\$200	В	
Molded Case Bkrs	25%			2043	* *	5	\$500	В	
Raceway	- / •					·			
Conduit	25%			2043	* *	1		В	
Conduit	70%			2023	\$4,500	1		В	
Conduit	5%			2049	* *	1		В	
Panelboards									
Fused Disc Sw	10%			2031	* *	5	\$200	В	
Fused Toggle Switch	10%	2-4	\$2,200	2048	* *	5	\$100	В	
		ded Life, Ex n : Basemer	tent : Moderate, A nt	rea Affec	rted : 100%				
Molded Case Bkrs	30%			2031	* *	5	\$600	В	
Molded Case Bkrs	45%			2022	\$9,900	5	\$800	В	
Molded Case Bkrs	5%			2045	* *	5	\$100	В	
Wiring									
Braided Cloth		n Aged, Exte	\$2,500 ent : Moderate, Are out The Building	2048 ea Affecte	* * ed : 100%	1		В	
Thermoplastic	50%			2033	* *	1		В	
Thermoplastic	5%			2049	* *	1		В	
Thermoplastic	20%			2023	\$2,000	1		В	
Motor Controllers					•				
Locally Mounted	70%			2021	\$61,800	5	\$300	В	
Locally Mounted	30%			2028	* *	5	\$100	В	
round Grounding Devices									
Generic	100%			LIFE	* *	5	\$2,100	В	
and-by Power									
Transfer Switches									
Automatic	100%	<u>.</u>		2028	* *	1	\$21,800	В	
Generators									
Diesel			Extent : Moderate, A	2026 Area Affe	* * ected : 100%	1	\$27,300	В	
	Explana	tion : One	188 Kva						

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

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

Asset # : 1973

		515					
Electrical	Current Repair	Futur	Future Replacement Maintenance				
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Stand-by Power							
Batteries							
Lead/Acid	100%	2016	\$600	5	\$2,600	В	
Fuel Storage				_		_	
Main Tank	100%	2038	* *	5	\$2,000	В	
	Other Observation, Extent : Moderate, A	Area Affe	cted : 100%				
	Location : Outside						
	Explanation : One 275 Gallon Tank						
Lighting Interior Lighting							
Interior Lighting Fluorescent	7%	2028	* *	10	\$4,300	В	
ruoreseem	Other Observation, Extent : Moderate, A		cted : 100%	10	φ 4 ,500	D	
	Location : Throughout	110011990	0.001 1 20070				
	Explanation : T-5 Lamps						
Fluorescent	40%	2018	\$63,100	10	\$24,500	В	
Thoreseem	Other Observation, Extent : Moderate, A			10	ψ24,500	D	
	Location : Throughout The Building	110011990	0.001 1 20070				
	Explanation : T-12 Lamps						
Fluorescent	50%	2031	* *	10	\$30,600	В	
Thorescent	Other Observation, Extent : Moderate, A		cted : 100%	10	\$50,000	Ъ	
	Location : Throughout The Building						
	Explanation : T-8 Lamps						
HID	3%	2023	\$800	10	\$100	В	
Egress Lighting			+		+		
Emergency, Service	30%	2031	* *	1		В	
Emergency, Battery	20%	2023	\$5,400	10	\$3,200	В	
Exit, Service	30%	2023	\$3,200	1	. ,	В	
Exit, Service	20%	2031	* *	1		В	
Exterior Lighting							
HID	100%	2023	\$2,800	10	\$200	В	
Alarm							
Security System							
No Component	50%					D	
Generic	50%	2028	* *	1	\$13,200	В	
Fire/Smoke Detection							
Generic	100%	2023	\$812,900	1-3	\$44,800	В	
Mechanical	Current Repair	Futur	e Replacement	M	aintenance		
System	% of Fail Date Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority	
Component	Total (Years)	FY		(Yrs)		Code	
Туре				-			
Heating							
Energy Source Natural Gas	100%	2043	* *	1		В	
Inatural Gas	100%	2043	-11-	1		Ď	

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

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

Asset # : 1973

Mechanical		Current F	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Ieating								
Conversion Equipment								
Steam Boiler		ervation, E : Basemer	xtent : Light, Area	2036 Affected	* *	1	\$66,200	В
			u ural Gas Fired Ste	am Boile	ers			
Distribution	Liquan			uni Bone				
Steam Piping/Pump	100%			2033	* *	4	\$3,300	В
Terminal Devices								
Air Handler	45%			2023	\$180,300	1	\$18,600	В
Convector/Radiator	50%	Now	\$35,100	2028	* *	1	\$9,700	В
		-	t, Area Affected : 1 nd Thermostats	10%				
Fan Coil Unit/Heat	5%			2023	\$55,600	1	\$1,100	В
Air Conditioning								
Energy Source								_
Electricity	100%			2031	* *	1		В
Conversion Equipment	100/				** ***	•	.	P
Ext Pkg Unit - Cooling	10%			2023	\$34,300	2	\$400	B
Window/Wall Unit	40%			2018	\$61,100	1		В
			Extent : Light, Area	Affected	: 30%			
		a : Third Fl			0.1			
NG		tion : Inira	Floor Units Main	атеа ву	Others			
No Component	50%							D
Ventilation								
Distribution	1000/			LIDE	* *	2.5	¢ 5 9 000	р
Ductwork/Diffusers	100%			LIFE		2-5	\$58,900	В
Exhaust Fans	100%	Now	\$24,600	2020	* *	2	\$1,600	р
Interior			\$24,600 t : Severe, Area Aff	2028		2	\$1,000	В
			r, 4th Floor	ecieu. 1	00%			
			xtent : Light, Area	Affaatad	. 200/			
		ervation, E : 3rd And		Ајјестей	. 2070			
			Large Ceiling Fan	ns Have F	Roon Installod			
lumbing	Елриани	non . some	Large Cening I an	is mave I	Jeen Instatieu			
H/C Water Piping								
Brass/Copper	100%			2043	* *	1		В
Water Heater	10070			2010		-		D
Gas Fired	100%			2021	\$17,300	2	\$1,000	В
Sanitary Piping	10070			2021	<i><i><i>q</i>₁,<i>b</i>₀,<i>b</i>₀,<i>b</i>₀,<i>b</i>₀,<i>b</i>₀,<i>b</i>₀,<i>b</i>₀,<i>b</i>₀,<i>b</i>₀,<i>b</i>₀,<i>b</i>₀,<i>b</i>₀,<i>b</i>₀,<i>b</i>₀,<i>b</i>₀,<i>b</i>₀,<i>b</i>₀,<i>b</i>₀,<i>b</i>₀,<i>b</i>₀,<i>b</i>₀,<i>b</i>₀,<i>b</i>₀,<i>b</i>₀,<i>b</i>₀,<i>b</i>₀,<i>b</i>₀,<i>b</i>₀,<i>b</i>₀,<i>b</i>₀,<i>b</i>₀,<i>b</i>₀,<i>b</i>₀,<i>b</i>₀,<i>b</i>₀,<i>b</i>₀,<i>b</i>₀,<i>b</i>₀,<i>b</i>₀,<i>b</i>₀,<i>b</i>₀,<i>b</i>₀,<i>b</i>₀,<i>b</i>₀,<i>b</i>₀,<i>b</i>₀,<i>b</i>₀,<i>b</i>₀,<i>b</i>₀,<i>b</i>₀,<i>b</i>₀,<i>b</i>₀,<i>b</i>₀,<i>b</i>₀,<i>b</i>₀,<i>b</i>₀,<i>b</i>₀,<i>b</i>₀,<i>b</i>₀,<i>b</i>₀,<i>b</i>₀,<i>b</i>₀,<i>b</i>₀,<i>b</i>₀,<i>b</i>₀,<i>b</i>₀,<i>b</i>₀,<i>b</i>₀,<i>b</i>₀,<i>b</i>₀,<i>b</i>₀,<i>b</i>₀,<i>b</i>₀,<i>b</i>₀,<i>b</i>₀,<i>b</i>₀,<i>b</i>₀,<i>b</i>₀,<i>b</i>₀,<i>b</i>₀,<i>b</i>₀,<i>b</i>₀,<i>b</i>₀,<i>b</i>₀,<i>b</i>₀,<i>b</i>₀,<i>b</i>₀,<i>b</i>₀,<i>b</i>₀,<i>b</i>₀,<i>b</i>₀,<i>b</i>₀,<i>b</i>₀,<i>b</i>₀,<i>b</i>₀,<i>b</i>₀,<i>b</i>₀,<i>b</i>₀,<i>b</i>₀,<i>b</i>₀,<i>b</i>₀,<i>b</i>₀,<i>b</i>₀,<i>b</i>₀,<i>b</i>₀,<i>b</i>₀,<i>b</i>₀,<i>b</i>₀,<i>b</i>₀,<i>b</i>₀,<i>b</i>₀,<i>b</i>₀,<i>b</i>₀,<i>b</i>₀,<i>b</i>₀,<i>b</i>₀,<i>b</i>₀,<i>b</i>₀,<i>b</i>₀,<i>b</i>₀,<i>b</i>₀,<i>b</i>₀,<i>b</i>₀,<i>b</i>₀,<i>b</i>₀,<i>b</i>₀,<i>b</i>₀,<i>b</i>₀,<i>b</i>₀,<i>b</i>₀,<i>b</i>₀,<i>b</i>₀,<i>b</i>₀,<i>b</i>₀,<i>b</i>₀,<i>b</i>₀,<i>b</i>₀,<i>b</i>₀,<i>b</i>₀,<i>b</i>₀,<i>b</i>₀,<i>b</i>₀,<i>b</i>₀,<i>b</i>₀,<i>b</i>₀,<i>b</i>₀,<i>b</i>₀,<i>b</i>₀,<i>b</i>₀,<i>b</i>₀,<i>b</i>₀,<i>b</i>₀,<i>b</i>₀,<i>b</i>₀,<i>b</i>₀,<i>b</i>₀,<i>b</i>₀,<i>b</i>₀,<i>b</i>₀,<i>b</i>₀,<i>b</i>₀,<i>b</i>₀,<i>b</i>₀,<i>b</i>₀,<i>b</i>₀,<i>b</i>₀,<i>b</i>₀,<i>b</i>₀,<i>b</i>₀,<i>b</i>₀,<i>b</i>₀,<i>b</i>₀,<i>b</i>₀,<i>b</i>₀,<i>b</i>₀,<i>b</i>₀,<i>b</i>₀,<i>b</i>₀,<i>b</i>₀,<i>b</i>₀,<i>b</i>₀,<i>b</i>₀,<i>b</i>₀,<i>b</i>₀,<i>b</i>₀,<i>b</i>₀,<i>b</i>₀,<i>b</i>,<i>b</i>,<i>b</i>,<i>b</i>,<i>b</i>,<i>b</i>,<i>b</i>,<i>b</i>,<i>b</i>,<i>b</i></i></i>	_	<i><i><i>q</i></i>,<i>000</i></i>	2
Cast Iron	100%			LIFE	* *	1		В
Storm Drain Piping	10070					-		~
Cast Iron	100%			LIFE	* *	1		В
		xtent : Mod	lerate, Area Affecte					Ð
			de Over Recreation		Probable Cracked	Storm D	rain Pipe	
Sump Pump(s)				,				
Rigid Piping	100%			2028	* *	4	\$1,300	В
	10070			2020			φ1,500	D

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

Asset # : 1973

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

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

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

DEPT. OF HOMELESS SERVICES - FY 2013 Print Date : 22-Oct-2012

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

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



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

JACKSON FAMILY SHELTER

Asset	#	:	52

	_	Current F	Repair	Futur	e Replacement	M	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Cod
terior								
Exterior Walls								
Glass Block	2%			LIFE	* *	5	\$800	А
Masonry: Brick	98%			LIFE	* *	5	\$61,900	Α
Windows								
Aluminum	100%			2037	* *	5	\$4,200	Α
Parapets								
Masonry: Brick	70%			LIFE	* *	5	\$4,600	Α
Metal Rail	30%	Now	\$4,200	2034	* *	5	\$14,100	Α
		-	xtent : Moderate, A	rea Affe	cted : 25%			
		a : Through						
			Extent : Moderate,	Area Aff	fected : 50%			
	Location	e : Through	out					
Roof								
Metal Panel	35%			2034	* *	10	\$34,600	А
Modified Bitumen	65%	Now	\$247,600	2031	* *			А
			lerate, Area Affecte					
			ird Floor At Suthea					
			ss, Extent : Moder	ate, Area	Affected : 50%			
		a : Through						
		-	ings, Extent : Mod		ea Affected : 15%			
			ove And Near Room					
	Wator Dor	etration F	16 1					
			xtent : Moderate, A					
			xtent : Moderate, A ure Section And Off			303		
						303		
Floors	Location			îces, Cor	ridor Near Room .			
Floors Carpet	Location 5%			ices, Con 2020	ridor Near Room . \$21,200	3	\$7,300	С
Floors Carpet Cast in Place Concrete	<i>Location</i> 5% 5%			ices, Con 2020 LIFE	ridor Near Room . \$21,200 * *	3 5	\$8,000	С
Floors Carpet Cast in Place Concrete Ceramic Tile	Location 5% 5% 10%			ices, Con 2020 LIFE 2030	ridor Near Room . \$21,200 ** **	3 5 5	\$8,000 \$7,300	C C
Floors Carpet Cast in Place Concrete Ceramic Tile Vinyl Tile	<i>Location</i> 5% 5%			ices, Con 2020 LIFE	ridor Near Room . \$21,200 * *	3 5	\$8,000	С
Floors Carpet Cast in Place Concrete Ceramic Tile Vinyl Tile Interior Walls	Location 5% 5% 10% 80%			2020 LIFE 2030 2026	***************	3 5 5 3	\$8,000 \$7,300 \$29,400	C C C
Floors Carpet Cast in Place Concrete Ceramic Tile Vinyl Tile Interior Walls Concrete Masonry Unit	Location 5% 5% 10% 80% 25%			2020 LIFE 2030 2026 LIFE	ridor Near Room . \$21,200 ** ** ** ** **	3 5 5 3 5	\$8,000 \$7,300 \$29,400 \$8,800	C C C C
Floors Carpet Cast in Place Concrete Ceramic Tile Vinyl Tile Interior Walls Concrete Masonry Unit Glass: Single Pane	Location 5% 5% 10% 80% 25% 2%			2020 LIFE 2030 2026 LIFE LIFE	ridor Near Room . \$21,200 ** ** ** ** **	3 5 5 3 5 5	\$8,000 \$7,300 \$29,400 \$8,800 \$1,300	C C C C C
Floors Carpet Cast in Place Concrete Ceramic Tile Vinyl Tile Interior Walls Concrete Masonry Unit Glass: Single Pane Gypsum Board	Location 5% 5% 10% 80% 25% 2% 70%			2020 LIFE 2030 2026 LIFE LIFE LIFE	ridor Near Room . \$21,200 ** ** ** ** ** **	3 5 5 3 5	\$8,000 \$7,300 \$29,400 \$8,800	C C C C C C C
Floors Carpet Cast in Place Concrete Ceramic Tile Vinyl Tile Interior Walls Concrete Masonry Unit Glass: Single Pane	Location 5% 5% 10% 80% 25% 2%			2020 LIFE 2030 2026 LIFE LIFE	ridor Near Room . \$21,200 ** ** ** ** **	3 5 5 3 5 5	\$8,000 \$7,300 \$29,400 \$8,800 \$1,300	C C C C C
Floors Carpet Cast in Place Concrete Ceramic Tile Vinyl Tile Interior Walls Concrete Masonry Unit Glass: Single Pane Gypsum Board Masonry: Brick Ceilings	Location 5% 5% 10% 80% 25% 2% 70% 3%			2020 LIFE 2030 2026 LIFE LIFE LIFE LIFE	ridor Near Room . \$21,200 ** ** ** ** ** **	3 5 5 3 5 5	\$8,000 \$7,300 \$29,400 \$8,800 \$1,300 \$36,800	C C C C C C C
Floors Carpet Cast in Place Concrete Ceramic Tile Vinyl Tile Interior Walls Concrete Masonry Unit Glass: Single Pane Gypsum Board Masonry: Brick	Location 5% 5% 10% 80% 25% 2% 70% 3%			2020 LIFE 2030 2026 LIFE LIFE LIFE LIFE LIFE	ridor Near Room . \$21,200 ** ** ** ** ** **	3 5 5 3 5 5	\$8,000 \$7,300 \$29,400 \$8,800 \$1,300 \$36,800 \$1,100	C C C C C C C
Floors Carpet Cast in Place Concrete Ceramic Tile Vinyl Tile Interior Walls Concrete Masonry Unit Glass: Single Pane Gypsum Board Masonry: Brick Ceilings	Location 5% 5% 10% 80% 25% 2% 70% 3% 10% 75%	e : Child Ca	ıre Section And Off	2020 LIFE 2030 2026 LIFE LIFE LIFE LIFE LIFE	ridor Near Room . \$21,200 ** ** ** ** ** ** ** ** **	3 5 5 3 5 5 5	\$8,000 \$7,300 \$29,400 \$8,800 \$1,300 \$36,800	C C C C C C C
Floors Carpet Cast in Place Concrete Ceramic Tile Vinyl Tile Interior Walls Concrete Masonry Unit Glass: Single Pane Gypsum Board Masonry: Brick Ceilings Exposed Concrete	Location 5% 5% 10% 80% 25% 2% 70% 3% 10% 75% Water Per	e : Child Ca	re Section And Off	2020 LIFE 2030 2026 LIFE LIFE LIFE LIFE LIFE	ridor Near Room . \$21,200 ** ** ** ** ** ** ** ** **	3 5 5 3 5 5 5 5	\$8,000 \$7,300 \$29,400 \$8,800 \$1,300 \$36,800 \$1,100	C C C C C C C B
Floors Carpet Cast in Place Concrete Ceramic Tile Vinyl Tile Interior Walls Concrete Masonry Unit Glass: Single Pane Gypsum Board Masonry: Brick Ceilings Exposed Concrete	Location 5% 5% 10% 80% 25% 2% 70% 3% 10% 75% Water Per	e : Child Ca	ıre Section And Off	2020 LIFE 2030 2026 LIFE LIFE LIFE LIFE LIFE	ridor Near Room . \$21,200 ** ** ** ** ** ** ** ** **	3 5 5 3 5 5 5 5	\$8,000 \$7,300 \$29,400 \$8,800 \$1,300 \$36,800 \$1,100	C C C C C C C B
Carpet Cast in Place Concrete Ceramic Tile Vinyl Tile Interior Walls Concrete Masonry Unit Glass: Single Pane Gypsum Board Masonry: Brick Ceilings Exposed Concrete	Location 5% 5% 10% 80% 25% 2% 70% 3% 10% 75% Water Per	e : Child Ca	re Section And Off	2020 LIFE 2030 2026 LIFE LIFE LIFE LIFE LIFE	ridor Near Room . \$21,200 ** ** ** ** ** ** ** ** **	3 5 5 3 5 5 5 5	\$8,000 \$7,300 \$29,400 \$8,800 \$1,300 \$36,800 \$1,100	C C C C C C C B
Floors Carpet Cast in Place Concrete Ceramic Tile Vinyl Tile Interior Walls Concrete Masonry Unit Glass: Single Pane Gypsum Board Masonry: Brick Ceilings Exposed Concrete Gypsum Board	Location 5% 5% 10% 80% 25% 2% 70% 3% 10% 75% Water Per Location 15%	e : Child Co netration, E n : Child Co	re Section And Off	ices, Con 2020 LIFE 2030 2026 LIFE LIFE LIFE LIFE LIFE LIFE LIFE LIFE	ridor Near Room . \$21,200 ** ** ** ** ** ** ** ** ** ** ** ** *	3 5 5 3 5 5 5 5 5	\$8,000 \$7,300 \$29,400 \$8,800 \$1,300 \$36,800 \$1,100 \$68,800	C C C C C C B B B
Floors Carpet Cast in Place Concrete Ceramic Tile Vinyl Tile Interior Walls Concrete Masonry Unit Glass: Single Pane Gypsum Board Masonry: Brick Ceilings Exposed Concrete Gypsum Board	Location 5% 5% 10% 80% 25% 2% 70% 3% 10% 75% Water Per Location 15% Water Per	e : Child Ca etration, E : Child Ca etration, E	re Section And Off	ices, Con 2020 LIFE 2030 2026 LIFE LIFE LIFE LIFE LIFE LIFE LIFE LIFE	ridor Near Room . \$21,200 ** ** ** ** ** ** ** ** ** ** ** ** *	3 5 5 3 5 5 5 5 5	\$8,000 \$7,300 \$29,400 \$8,800 \$1,300 \$36,800 \$1,100 \$68,800	C C C C C C B B B

Electrical	Current Repair		Future Replacement		Maintenance	
System Component Type	% of Fail Date Est Total (Years)	imated 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.

JACKSON FAMILY SHELTER

Asset # : 52

			Asset # :	52				
Electrical		Current F	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Cod
Inder 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2031	* *	5	\$200	В
	Other Ob.	servation, E	Extent : Moderate, A	Area Affe	ected : 100%			
		n : Electrica						
	Explana	tion : Main	n Service Switch Ra	ted @ 80	00 Amperes.			
Switchgear / Switchboard	4000					_	* •••	-
Fused Disc Sw	100%			2031	* *	5	\$200	В
Raceway	1000/			2021	ste ste	4		D
Conduit	100%			2031	* *	1		В
Panelboards	1.00/			2020	* *	F	¢100	р
Fused Disc Sw Molded Case Bkrs	10%			2029	* *	5	\$100 \$1,200	B
	90%			2029	••	5	\$1,200	В
Wiring Thermoplastic	100%			2031	* *	1		В
Motor Controllers	10070			2031		1		В
Locally Mounted	100%			2026	* *	5	\$300	В
Ground	10070			2020		5	φ300	D
Grounding Devices								
Generic	100%			LIFE	* *	5	\$700	В
Lighting	10070			511 5		U	\$700	2
Interior Lighting								
Fluorescent	98%			2029	* *	10	\$44,100	В
	Other Ob.	servation, E	Extent : Moderate, A	Area Affe	ected : 100%			
	Location	n : Through	out The Building					
	Explana	tion : T-8 L	amps					
HID	2%			2029	* *	10		В
	Other Ob.	servation, E	Extent : Moderate, A	Area Affe	ected : 100%			
	Location	n : Roof						
	Explana	tion : High	Pressure Sodium I	Lights				
Egress Lighting								
Emergency, Battery	20%			2021	\$4,000	10	\$2,400	В
Exit, Service	80%			2021	\$6,400	1		В
Mechanical		Current F	Repair	Futur	e Replacement	М	aintenance	
System	0/ af	Eatl Data	Estimated Cost	Veen	Estimated Cost	Cruele	Estimated Cost	Duisuite
Component	% of Total	(Years)	Estimated Cost	Year FY	Estimated Cost	(Yrs)	Estimated Cost	Priority Code
Туре	Total	(1013)				(115)		Cour
Heating								
Energy Source								
Natural Gas	100%			2041	* *	1		В
Conversion Equipment								_
Hot Water Boiler	100%			2034	**	1	\$24,300	В
			Extent : Light, Area	Affected	1:100%			
		n : Basemer						
	Explana	tion : 2 Un	its					
Distribution	1000			2027	* *	4	#2 1 00	ъ
Hot Wtr Piping/Pump	100%			2037	* *	4	\$2,400	В

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

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

DEPT. OF HOMELESS SERVICES - 071 JACKSON FAMILY SHELTER

Asset # : 52

		0	A5561 #		- D - 1			
Mechanical		Current R	elisole	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating Terminal Devices								
Air Handler	20%			2026	* *	1	\$6,100	В
Convector/Radiator	80%			2020	* *	1	\$12,700	B
Air Conditioning	0070			2031		1	φ12,700	В
Energy Source								
Electricity	100%			2037	* *	1		В
Conversion Equipment	100/0			2007		-		2
Int Pkg Unit - Cooling	20%			2022	\$140,600	2	\$600	В
Window/Wall Unit	20%			2019	\$22,400	1		В
No Component	60%				1 7			D
Heat Rejection								
Remote Air Cond	100%			2026	* *	2	\$34,200	В
Ventilation							. ,	
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$27,300	В
Exhaust Fans								
Roof	100%			2026	* *	2	\$1,500	В
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%			2034	* *	1		В
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		В
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		В
Sump Pump(s)								
Rigid Piping	100%			2026	* *	4	\$2,000	В
Sewage Ejector(s)								
Electric	100%			2026	* *	4	\$2,000	В
Fixtures								
Generic	100%							В
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			С
			tent : Light, Area	Affected	: 100%			
	Location							
	Explana	tion : 1 Unit						

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

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	: CQR1
Program / Asset #	: DHS0087.000 / 4459	Yr Built/Renovated	: 1933 / 2007
Area Sq Ft	: 30,690	Project Type	: HOMELESS SERVICES
Date of Survey	: 21-Oct-2009	Landmark Status	: NONE
Areas Surveyed	: Basement, Roof, Floors 1,3,4		
Block	: 9833 Lot : 4	BIN	: 4448804

CAPITAL	FY 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.

Asset # : 4459

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
system Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Cod
xterior								
Exterior Walls								
Masonry: Brick	36%			LIFE	* *	5	\$12,200	А
Masonry: Brick	60%		\$13,300	LIFE	* *	5	\$20,300	А
	-	ı Jnt Failur ı : Bulkhead	e, Extent : Modera l	te, Area	Affected : 40%			
Pre-Cast Concrete	2%			LIFE	* *	5	\$2,200	А
Stucco Cement	2%			2034	* *	5	\$1,700	А
Windows								
Aluminum	100%			2037	* *	5	\$2,300	Α
Parapets								
Masonry: Brick	45%	Now	\$7,800	LIFE	* *	5	\$1,200	А
	Diagonal	Cracks, Ex	tent : Moderate, Ar	ea Affect	ted : 30%			
	Location	ı : Through	out Stucco On Bric	k Inner I	Face			
Masonry: Brick	20%			LIFE	* *	5	\$500	Α
Masonry: Brick	20%			LIFE	* *	5	\$500	А
Masonry: Limestone	5%			LIFE	* *	5	\$200	А
Metal Rail	5%			2034	* *	5-10	\$2,400	А
Pre-Cast Concrete	5%			LIFE	* *	5	\$800	А
Roof								
Modified Bitumen	95%			2029	* *	10	\$20,600	А
		place Evide 1 : Through	ent, Extent : Light, . out	Area Affe	ected : 100%			
Skylight, Metal/Glass	5%	Now	\$42,800	2031	* *			А
, <u>,</u> , , , , , , , , , , , , , , , , ,			ents, Extent : Mod		ea Affected : 50%			
		1 : Through			55			
terior								
Floors								
Cast in Place Concrete	2%	Now	\$500	LIFE	* *	5	\$1,600	С
	0	Crumbling, 1 : Stairs St	Extent : Light, Are eps	ea Affecte	ed : 20%			
Ceramic Tile	5%			2030	* *	5	\$1,800	С
Quarry Tile	20%			2026	* *	5	\$11,100	С
Terrazzo	38%	Now	\$8,200	LIFE	* *	5	\$11,000	С
	-	Crumbling, 1 : Through	Extent : Light, Are out Steps	ea Affecte	ed : 10%			
Vinyl Tile	35%			2026	* *	3	\$6,500	С
Interior Walls								
Ceramic Tile	15%			2024	* *	5	\$6,600	С
Concrete Masonry Unit	10%			LIFE	* *	5	\$1,800	С
Gypsum Board	15%			LIFE	* *	5	\$4,000	С
Plaster	60%	Now	\$23,700	LIFE	* *	5	\$7,900	С
	Cracking/	Crumbling,	Extent : Moderate	, Area Aj	ffected : 20%			
	Location	· Through	out Cafeteria And	Rooms				

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

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

Asset # : 4459

Architecture		Current F	Repair	Futur	e Replacement	Μ	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Ceilings								
AcousTileSusp.Lay-In	15%			2034	* *	5	\$5,500	В
Gypsum Board	10%			LIFE	* *	5	\$4,600	В
Plaster	75%	Now	\$23,200	LIFE	* *	5	\$17,300	В
	Cracking/0	Crumbling,	Extent : Light, Are	ea Affecte	ed : 5%			

Location : Throughout 4th Floor

lectrical	Current Repair		Futur	e Replacement	M		
ystem Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Cod
nder 600 Volts							
Service Equipment							
Fused Disc Sw	100%		2021	\$900	5	\$100	В
		servation, Extent : Moderate,	Area Affe	ected : 100%			
		a : Electrical Room					
	Explana	tion : One 800 Amps Main Di	sconnect	Switch			
Switchgear / Switchboard	1000/		2021	¢14 500	~	¢100	р
Fused Disc Sw	100%		2021	\$14,500	5	\$100	В
Raceway	0.004			** * * *			P
Conduit	90%		2021	\$2,300 * *	1		В
Conduit	10%		2031	* *	1		В
Panelboards	0.004			\$6.000	-	\$ < 0.0	P
Molded Case Bkrs	90%		2020	\$9,900 * *	5	\$600	В
Molded Case Bkrs	10%		2029	* *	5	\$100	В
Wiring	0.00/		2021	¢2 (00	1		D
Thermoplastic	90%		2021	\$3,600 * *	1		B
Thermoplastic	10%		2031	* *	1		В
Motor Controllers	0.00/		2026	* *	5	¢100	р
Locally Mounted	80%		2026		5	\$100	B
Locally Mounted	20%		2019	\$1,500	5		В
cound							
Grounding Devices Generic	100%		LIFE	* *	5	\$400	В
	100%		LIFE		5	\$400	D
ghting Interior Lighting							
Fluorescent	78%		2016	\$45,500	10	\$17,700	В
Thoreseent		servation, Extent : Moderate,			10	\$17,700	D
		i : Throughout The Building	in cu rijje				
		tion : Using T12 Lamps					
Fluorescent	20%	non : Osing 112 Europs	2026	* *	10	\$4,500	В
Fluorescent		servation, Extent : Moderate,			10	\$4,500	Б
		i : Throughout	11 cu 11jje	cicu : 10070			
		-					
	Frnlana	tion : Using T8 Lamps					

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

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

Asset # : 4459

			ASSEL # . 44					
Electrical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Lighting								
Egress Lighting								_
Emergency, Battery	50%			2021	\$5,000	10	\$3,000	В
Exit, Service	50%			2021	\$2,000	1		В
Mechanical		Current F	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source	1000/			2011	* *			P
Natural Gas	100%			2041	* *	1		В
Conversion Equipment Steam Boiler	100%			2034	* *	1	\$24,500	В
Steam Boner		ervation F	xtent : Light, Area			1	\$24,300	D
			t Boiler Room	ijjecieu	. 10070			
		tion : 1 Uni						
Distribution			·					
Steam Piping/Pump	100%			2031	* *	4	\$1,800	В
Terminal Devices								
Convector/Radiator	100%			2019	\$259,400	1	\$8,000	В
Air Conditioning								
Energy Source								
Electricity	100%			2029	* *	1		В
Conversion Equipment						_		_
Ext Pkg Unit - Cooling	10%			2021	\$12,700	2	\$200	B
Window/Wall Unit	10%			2016	\$5,600	1		B
No Component	80%							D
Heat Rejection	1.00/			2021	¢2 200	2	¢1 700	л
Remote Air Cond	10% 90%			2021	\$3,300	2	\$1,700	B D
No Component	90%							D
entilation Distribution								
Distribution Ductwork/Diffusers	20%			LIFE	* *	2-5	\$2,800	В
No Component	20% 80%					23	$\psi^{2},000$	D
Exhaust Fans	0070							2
Interior	10%			2021	\$3,000	2	\$100	В
Roof	10%			2021	\$2,200	2	\$100	В
No Component	80%							D
Plumbing								
H/C Water Piping								
Brass/Copper	20%			2031	* *	1		В
Galv Iron/Steel	80%			2026	* *	1		В
Water Heater								
Gas Fired	100%			2019	\$6,400	2	\$400	В
Sanitary Piping								_
Cast Iron	100%			LIFE	* *	1		В

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

Asset # : 4459

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

Print Date: 22-Oct-2012 DEPT. OF HOMELESS SERVICES - FY 2013

Asset Name	: JAMAICA ASSESSMENT CENTER A	NNEX	
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.

Asset # : 4465

			ASSet # : 44	400				
Architecture		Current R	epair	Futur	e Replacement	Μ	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
xterior								
Exterior Walls								
Masonry: Brick	25%			LIFE	* *	5	\$2,500	Α
Masonry: Brick	48%			LIFE	* *	5	\$4,800	Α
Pre-Cast Concrete	2%			LIFE	* *	5	\$600	Α
Stucco Cement	25%			2026	* *	5	\$6,200	Α
Windows								
Aluminum	100%			2037	* *	5	\$700	А
Parapets								
Masonry: Brick	35%			LIFE	* *	5	\$300	А
Masonry: Brick	35%			LIFE	* *	5	\$300	А
Pre-Cast Concrete	3%			LIFE	* *	5	\$100	А
Pre-Cast Concrete	2%			LIFE	* *	5	\$100	А
Wood Cornice	25%			2031	* *	5-10	\$2,600	А
Roof								
Asphalt Shingle	35%			2030	* *	10	\$400	А
Modified Bitumen	30%			2026	* *	10	\$1,900	А
Modified Bitumen	35%			2026	* *	10	\$2,200	А
nterior								
Floors								
Quarry Tile	35%			2026	* *	5	\$5,700	С
Terrazzo	35%			LIFE	* *	5	\$3,000	С
Vinyl Tile	28%			2026	* *	3	\$1,500	С
Wood	2%			2049	* *	5	\$400	С
Interior Walls								
Ceramic Tile	15%			2030	* *	5	\$1,900	С
Concrete Masonry Unit	10%			LIFE	* *	5	\$500	С
Gypsum Board	20%			LIFE	* *	5	\$1,600	С
Plaster	55%			LIFE	* *	5	\$2,100	С
Ceilings								
Gypsum Board	20%			LIFE	* *	5	\$2,700	В
Plaster	80%			LIFE	* *	5	\$5,400	В
Electrical		Current R	epair	Futur	e Replacement	M	aintenance	
System	% of		Estimated Cost		Estimated Cost	Cycle	Estimated Cost	Drionit
Component Type	⁷⁶ OI Total	(Years)	Estimated Cost	FY	Estimated Cost	(Yrs)	Estimated Cost	Code
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2021	\$900	5		В
	Other Obs	servation, Ex	xtent : Moderate, A	Area Affe	cted : 100%			
	Location	ı : Electrica	l Room					
	Explana	tion : One 4	00 Amps Main Dis	sconnect	Switch			
Raceway								
Conduit	100%			2021	\$2,500	1		В
Panelboards								
Molded Case Bkrs	100%			2020	\$17,700	5	\$200	В
					-			

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

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

Asset # : 4465

Current Repair	Future	Replacement	Ma	aintenance	
% of Fail Date Estimated Co Total (Years)	ost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
100%	2021	\$3,900	1		В
100%	2019	\$1,800	5	\$100	В
90%	2021	\$15,400	10	\$6,000	В
Other Observation, Extent : Moderat	te, Area Affec	cted : 100%			
Location : Throughout The Buildin	g				
Explanation : Using T12 Lamps					
10%	2016	\$1,700	2		В
50%	2021	\$1,500	10	\$900	В
50%	2021	\$600	1		В
	% of Total Fail Date Estimated Control (Years) 100% 100% 90% Other Observation, Extent : Moderal Location : Throughout The Building Explanation : Using T12 Lamps 10% 50%	% of Total Fail Date (Years) Estimated Cost FY 100% 2021 100% 2019 100% 2019 90% 2021 0ther Observation, Extent : Moderate, Area Affect Location : Throughout The Building Explanation : Using T12 Lamps 2016 10% 2016	% of TotalFail Date (Years)Estimated Cost FYYear Estimated Cost FY100%2021\$3,900100%2019\$1,800100%2019\$1,80090%2021\$15,4000ther Observation, Extent : Moderate, Area Affected : 100% Location : Throughout The Building Explanation : Using T12 Lamps2016\$1,70050%2021\$1,500	% of TotalFail Date (Years)Estimated Cost FYYear Estimated Cost FYCycle (Yrs)100%2021\$3,9001100%2019\$1,8005100%2019\$1,800590%2021\$15,400100ther Observation, Extent : Moderate, Area Affected : 100% 	% of TotalFail Date (Years)Estimated Cost FYCycle (Yrs)Estimated Cost (Yrs)100%2021\$3,9001100%2019\$1,8005\$10090%2019\$1,8005\$10090%2021\$15,40010\$6,0000ther Observation, Extent : Moderate, Area Affected : 100% Location : Throughout The Building Explanation : Using T12 Lamps2016\$1,700250%2021\$1,50010\$900

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

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

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

Asset # : 4465

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

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

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

Asset # : 3010

			Asset # : 3	010				
Architecture		Current F	Repair	Futur	e Replacement	Ma	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
xterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	\$47,500	А
Masonry: Brick	45%			LIFE	* *	5	\$54,800	А
Stucco Cement	50%			2034	* *	5	\$152,100	А
Windows								
Aluminum	90%	Now	\$109,900	2037	* *	5	\$11,700	А
	Ctrwt/Bal	nc Not Fun	ct, Extent : Modera	ite, Area	Affected : 80%			
	Location	ı : Through	out					
Metal Clad	10%			2029	* *	5	\$16,200	Α
Parapets						-	1 - 7	
Masonry: Brick	65%			LIFE	* *	5	\$5,100	А
Stucco Cement	35%			2034	* *	5	\$7,100	А
Roof						-	1 - 7	
Modified Bitumen	95%			2026	* *	10	\$25,900	А
Skylight, Metal/Glass	5%			2031	* *	10	\$4,500	A
terior						-	1 7	
Floors								
Carpet	5%			2020	\$27,600	3	\$9,600	С
Ceramic Tile	5%			2030	**	5	\$4,800	Ċ
Vinyl Tile	25%			2026	* *	3	\$12,000	C
Wood	65%			2036	* *	5	\$116,700	Č
Interior Walls	0070			2000		5	\$110,700	U
Ceramic Tile	5%			2030	* *	5	\$7,600	С
Gypsum Board	60%			LIFE	* *	5	\$54,900	C
Masonry: Fieldstone	5%			LIFE	* *	5	φ51,900	C
Plaster	30%			LIFE	* *	5	\$13,700	C
Ceilings	5070			LIIL		5	φ15,700	C
Gypsum Board	65%			LIFE	* *	5	\$77,800	В
Plaster	35%			LIFE	* *	5	\$20,900	B
1 105101	5570					5	\$20,700	D
lectrical		Current F	Repair	Futur	e Replacement	M	aintenance	
ystem	% of	Fail Date	Estimated Cost	Vear	Estimated Cost	Cycle	Estimated Cost	Priority
Component	Total	(Years)	Louinatea Cost	FY	Lotinuteu Cost	(Yrs)	Listiniated Cost	Cod
Туре								
nder 600 Volts								
Service Equipment	4000					_	** **	-
Fused Disc Sw	100%			2041	* *	5	\$300	В
			Extent : Moderate, A	Area Affe	ected : 100%			
		ı : Electrica						
	Explana	tion : Two I	Main Services Rate	ed @ 800) Amps & 1200 Am	ps		
Switchgear / Switchboard	100-			a a · · ·		-	***	-
Fused Disc Sw	100%			2041	* *	5	\$300	В
Raceway								
Conduit	100%			2041	* *	1		В
Panelboards								
Panelboards Fused Disc Sw Molded Case Bkrs	10% 90%			2037 2037	* * * *	5 5	\$200 \$1,700	B B

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

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

Asset # : 3010

		AS	set # : 30	10				
Electrical		Current Repair Future Replacement			M			
System Component Type	% of Total	Fail Date Estin (Years)	nated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Wiring								
Thermoplastic	100%			2041	* *	1		В
Motor Controllers					de de	_	* • • • •	-
Locally Mounted	50%			2026	* *	5	\$200	B
Locally Mounted	50%			2019	\$8,300	5	\$200	В
Ground Grounding Devices								
Generic	100%			LIFE	* *	5	\$1,000	В
Generie		servation, Extent	Moderate, A		cted : 100%	5	φ1,000	D
		n : Water Main	,	JJ -				
	Explana	tion : Covered W	ith Insulation					
Lighting								
Interior Lighting								
Fluorescent	95%			2021	\$157,100	10	\$60,900	В
		servation, Extent	Moderate, A	rea Affe	cted : 90%			
		1 : Throughout						
		tion : Lamp T-12						
Incandescent	5%			2021	\$8,300	2	\$100	В
Egress Lighting								-
Exit, Service	50%			2026	* * *	1	*2 4 00	В
Exit, Battery	50%			2026	* *	10	\$2,400	В
Mechanical		Current Repair		Futur	e Replacement	M	aintenance	
	% of Total	Fail Date Estin (Years)	nated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
System Component Type			nated Cost		Estimated Cost		Estimated Cost	-
System Component Type leating Energy Source	Total		nated Cost	FY			Estimated Cost	Cod
System Component Type Ieating Energy Source Natural Gas			nated Cost		Estimated Cost		Estimated Cost	-
System Component Type leating Energy Source Natural Gas Conversion Equipment	Total		nated Cost	FY 2031	* *	(Yrs)		Cod
System Component Type leating Energy Source Natural Gas	Total 100%	(Years)		FY 2031 2026	* *	(Yrs)	Estimated Cost \$34,700	Cod
System Component Type leating Energy Source Natural Gas Conversion Equipment	Total 100% 100% Other Obs	(Years)		FY 2031 2026	* *	(Yrs)		Cod
System Component Type leating Energy Source Natural Gas Conversion Equipment	Total 100% 100% Other Obs Location	(Years)	Light, Area A	FY 2031 2026	* *	(Yrs)		Cod
System Component Type leating Energy Source Natural Gas Conversion Equipment Hot Water Boiler	Total 100% 100% Other Obs Location	(Years)	Light, Area A	FY 2031 2026	* *	(Yrs)		Cod
System Component Type leating Energy Source Natural Gas Conversion Equipment Hot Water Boiler Distribution	Total 100% 100% Other Obs Location Explana	(Years)	Light, Area A	FY 2031 2026 Affected	* *	(Yrs) 1 1	\$34,700	Cod B B
System Component Type Ieating Energy Source Natural Gas Conversion Equipment Hot Water Boiler Distribution Hot Wtr Piping/Pump	Total 100% 100% Other Obs Location	(Years)	Light, Area A	FY 2031 2026	* * * * : 100%	(Yrs)		Cod
System Component Type Heating Energy Source Natural Gas Conversion Equipment Hot Water Boiler Distribution Hot Wtr Piping/Pump Terminal Devices	Total 100% 0ther Obs Location Explana 100%	(Years)	Light, Area A	FY 2031 2026 <i>Affected</i> 2029	* * * * : 100%	(Yrs) 1 1	\$34,700 \$3,500	Code B B B
System Component Type Heating Energy Source Natural Gas Conversion Equipment Hot Water Boiler Distribution Hot Wtr Piping/Pump Terminal Devices Convector/Radiator	Total 100% 100% Other Obs Location Explana	(Years)	Light, Area A	FY 2031 2026 Affected	** : 100% **	(Yrs) 1 1 4	\$34,700	Cod B B
System Component Type leating Energy Source Natural Gas Conversion Equipment Hot Water Boiler Distribution Hot Wtr Piping/Pump Terminal Devices Convector/Radiator	Total 100% 0ther Obs Location Explana 100%	(Years)	Light, Area A	FY 2031 2026 <i>Affected</i> 2029	** : 100% **	(Yrs) 1 1 4	\$34,700 \$3,500	Cod B B B
System Component Type Heating Energy Source Natural Gas Conversion Equipment Hot Water Boiler Distribution Hot Wtr Piping/Pump Terminal Devices Convector/Radiator	Total 100% 0ther Obs Location Explana 100%	(Years)	Light, Area A	FY 2031 2026 <i>Affected</i> 2029	** : 100% **	(Yrs) 1 1 4	\$34,700 \$3,500	Code B B B
System Component Type Heating Energy Source Natural Gas Conversion Equipment Hot Water Boiler Distribution Hot Wtr Piping/Pump Terminal Devices Convector/Radiator Air Conditioning Energy Source Electricity Conversion Equipment	Total 100% 0ther Obs Location Explana 100% 100%	(Years)	Light, Area A	FY 2031 2026 <i>Affected</i> 2029 2026	** : 100% ** **	(Yrs) 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	\$34,700 \$3,500	Cod B B B B
System Component Type Heating Energy Source Natural Gas Conversion Equipment Hot Water Boiler Distribution Hot Wtr Piping/Pump Terminal Devices Convector/Radiator Air Conditioning Energy Source Electricity	Total 100% 0ther Obs Location Explana 100% 100%	(Years)	Light, Area A	FY 2031 2026 <i>Affected</i> 2029 2026	** : 100% ** **	(Yrs) 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	\$34,700 \$3,500	Code B B B B

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.

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

Asset # : 3010

echanical		Current F	Repair	Future Replacement Maintenance				
rstem Component Type	% of Total		Estimated Cost		Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
ntilation								
Distribution								
Ductwork/Diffusers	20%			LIFE	* *	2-5	\$7,800	В
No Component	80%							D
Exhaust Fans								
Roof	20%			2021	\$12,400	2	\$400	В
No Component	80%							D
imbing								
H/C Water Piping								
Brass/Copper	20%			2031	* *	1		В
Galv Iron/Steel	80%			2026	* *	1		В
Water Heater								
Gas Fired	100%			2016	\$18,100	2	\$1,000	В
	Other Obs	ervation, E	Extent : Light, Area	Affected	: 100%			
	Location	: Boiler R	oom					
	Explana	tion : With	Heat Exchanger To	o Make E	lot Water			
HW Heat Exchanger								
Low Temp	100%			2031	* *	4	\$10,400	В
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		В
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		В
Sump Pump(s)								
Rigid Piping	100%			2021	\$10,100	4	\$1,300	В
Fixtures								
Generic	100%							В

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

Print Date: 22-Oct-2012 DEPT. OF HOMELESS SERVICES - FY 2013

Asset Name	: KENTON HALL SHELTER FORMER	R 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.

Asset # : 4440

		A	sset # : 4	440					
chitecture	Current Repair Future Replacement				nt	Ma			
tem Component Type		Fail Date Est (Years)	imated Cost	Year FY	Estimated C	ost	Cycle (Yrs)	Estimated Cost	Priority Cod
erior									
Exterior Walls									
Masonry: Brick	90%			LIFE		* *	5	\$42,700	Α
	-	Progress, Exte Throughout I	-	a Affecte	d : 30%				
Stucco Cement	10%			2026		* *	5	\$11,900	А
	•	Progress, Exte Throughout	nt : Light, Are	a Affecte	d : 60%				
Windows									
Aluminum	100%			2046		* *	5	\$3,400	А
		lace Evident, E Throughout	Extent : Light,	Area Affe	ected : 100%				
Parapets Under Construction	100%								D
Roof									
Modified Bitumen	98%			2031		* *	10	\$11,700	А
	Recent Repl	lace Evident, H	Extent : Light,	Area Affe	ected : 100%				
	Location :	Throughout							
Skylight, Metal/Glass	2%			2051		* *	10	\$800	А
		lace Evident, E Throughout	Extent : Light,	Area Affe	ected : 100%				
rior									
Floors Cast in Place Concrete	10%	Now	\$11,100	LIFE		* *	5	\$8,200	С
Cast III I lace Concrete		rumbling, Exte			ffected : 20%		5	\$0,200	C
	-	Throughout S		-	<i>Jeerea</i> . 2070				
Ceramic Tile	5%	Now	\$4,000	2030		* *	5	\$900	С
Ceranne The	- / -	rumbling, Exte			ffected · 30%		5	\$900	C
	-	Shower Roon		, 1110a 11j	<i>Jeelea</i> . <i>5070</i>				
Vinyl Tile		Now	\$177,200	2026		* *	3	\$11,900	С
villyl The		Inow Impact Dama			a Affected · 6		3	\$11,900	C
		Throughout	50, илисни . Эе			170			
Interior Walls									
Ceramic Tile	5%			2030		* *	5	\$3,600	С
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		* *	-	÷10,000	C
Plaster	38%	Now	\$49,500	LIFE		* *	5	\$8,300	Č
	30%						-	, -,	-
	Cracking/C	rumbling, Exte			ffected : 20%				
Ceilings	Cracking/C				ffected : 20%				
	Cracking/C	rumbling, Exte			ffected : 20%	* *	5	\$9,300	В
Ceilings	Cracking/C Location :	rumbling, Exte		e, Area Aj	ffected : 20%	* *	5 5	\$9,300 \$4,700	B B
Ceilings AcousTileSusp.Lay-In	Cracking/C Location : 25%	rumbling, Exte		e, Area Aj 2034	ffected : 20%				

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

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

Asset # : 4440

	Current Repair Future Replacement Maintenance							
ectrical	Current Repair			Futu	e Replacement	M		
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit Co
der 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2041	* *	5	\$100	В
			xtent : Moderate, A	Area Affe	ected : 100%			
		n : Electrica						
	Explana	tion : 1- Ele	ectrical Service Ra	ted @ 4(00 Amps			
Switchgear / Switchboard								
Fused Disc Sw	100%			2041	* *	5	\$100	В
Raceway								
Conduit	80%			2041	* *	1		В
Conduit	20%			2021	\$500	1		В
Panelboards								
Fused Disc Sw	5%			2037	* *	5		В
Molded Case Bkrs	20%			2029	* *	5	\$100	В
Molded Case Bkrs	75%			2037	* *	5	\$400	В
Wiring								
Thermoplastic	80%			2041	* *	1		В
Thermoplastic	20%	1		2021	\$800	1		В
Motor Controllers								
Locally Mounted	100%	1		2026	* *	5	\$100	В
ound								
Grounding Devices								
Generic	100%		\$900	LIFE	* *	5	\$300	В
			xtent : Moderate, A	Area Affe	ected : 100%			
		n : Basemen						
	Explana	tion : Corre	oded					
and-by Power								
Transfer Switches								
Automatic	100%			2034	* *	1	\$5,900	В
Generators								
Diesel	100%			2030	* *	1	\$7,400	В
			xtent : Moderate, A	Area Affe	ected : 100%			
		n : Gen Roo						
	Explana	tion : 125kv	<i>ra</i>					
Batteries								
Lead/Acid	100%			2015	\$600	5	\$700	В
Fuel Storage								
Main Tank	100%			2049	* *	5	\$600	В
			xtent : Moderate, A	Area Affe	ected : 100%			
		n : Gen Roo						
	Explana	tion : 250 C	Fallons					

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.

Asset # : 4440

			Asset # : 4					
Electrical		Current F	Repair	Futur	e Replacement	M		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Cod
ighting								
Interior Lighting								
Fluorescent	94%			2026	* *	10	\$16,400	В
			xtent : Moderate, A	Area Affe	ected : 100%		Estimated Cost	
		-	out The Building					
		tion : T8 La	imps					
Fluorescent	5%			2026	* *	10	\$900 \$2,300 Maintenance Estimated Cost \$9,500 \$900	В
			xtent : Moderate, A	Area Affe	ected : 100%			
		n : Basemen						
		tion : T12 I	Lamps		* 1 0 0			
HID	1%			2016	\$100	10		В
Egress Lighting	500/			2026	ste ste	10	*2 200	р
Emergency, Battery	50%			2026	* *	10	\$2,300	B
Exit, Service	50%			2026	Υ Υ	1		В
Mechanical		Current F	Repair	Futur	e Replacement	M	aintenance	
System	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
Component	Total	(Years)	Estimated Cost	FY	Estimated Cost	(Yrs)	Estimated Cost	Cod
Туре		· /				. ,		
leating								
Energy Source	1000/			2021	* *	1		р
Natural Gas	100%			2031		1		В
Conversion Equipment Hot Water Boiler	100%			2041	* *	1	¢0.500	В
Hot water boller			xtent : Light, Area			1	\$9,300	D
			t Boiler Room	Ајјестей	. 100%			
			and New Units					
Distribution	Ехриина	110n . 5 Dru	na New Onus					
Hot Wtr Piping/Pump	100%			2029	* *	4	0002	В
Terminal Devices	10070			2027			φ700	Ь
Convector/Radiator	90%			2026	* *	1	\$5,600	В
Fan Coil Unit/Heat	10%			2029	* *	1	\$600	B
Air Conditioning	1070			_0_/		•	<i>4000</i>	-
Energy Source								
Electricity	100%			2037	* *	1		В
Conversion Equipment								
Int Pkg Unit - Cooling	20%			2019	\$54,700	2	\$200	В
Reciprocating	10%			2021	\$7,200	1	\$900	В
Compr/Chiller								
-	Other Ob	servation, E	xtent : Light, Area	Affected	: 10%			
	Location	n : 1st Floor	Roof					
	Locuitor							
		tion : One S	Split A/C Unit					
Window/Wall Unit			Split A/C Unit	2016	\$2,200	1		В
Window/Wall Unit No Component	Explana		Split A/C Unit	2016	\$2,200	1		B D
	Explana 5%		Split A/C Unit	2016	\$2,200	1		
No Component	Explana 5%		Split A/C Unit	2016	\$2,200 \$5,700	1	\$600	

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

Asset # : 4440

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

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

Maintenance \$ are aggregated over a 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 SHEL	TER	
Address	: 85 LEXINGTON AVE. BTWN CLASS	ON AVE - FRANKI	LIN 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 A Priority B	\$39,000 \$11,400	\$7,800	\$5,700 \$24,000	\$2,400 \$7,900
		\$7,800	1 - 9	



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

Maintenance \$ are aggregated over a ten-year period. Site specific 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				e Replacement	M		
ystem Component Type		Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Cod
xterior	•							
Exterior Walls								
Masonry: Brick	90%			LIFE	* *	5	\$40,800	А
Masonry: Brick	10%			LIFE	* *	5	\$4,500	А
	Location :	rvation, Ex West Face on : Stucco		Area Affe	octed : 100%			
Windows								
Aluminum	100%			2039	* *	5	\$1,500	А
Parapets								
Masonry: Brick	60%			LIFE	* *	5-10	\$14,700	А
Metal Panel	5%	Now	\$3,000 ents, Extent : Seve	2043	* *	5	\$300	А
	Deformed/L	Dented, Ext	t West Parapet ent : Severe, Area t West Parapet	Affectea	l : 20%			
Metal: Cage/Fence	35%			2036	* *	5-10	\$9,700	А
Roof								
Asphalt Shingle	5%			2032	* *	10	\$200	А
IRMA/Protected Membrane	85%			2028	* *	10	\$24,700	А
Memorale		k Ballast, E Througho	Extent : Moderate, ut	Area Afj	fected : 100%			
Roll Roofing	10%			2022	\$12,700	5	\$4,800	А
terior Floors								
Ceramic Tile	10%			2032	* *	5	\$3,000	С
Quarry Tile	5%			2032	* *	5	\$2,200	C
Vinyl Tile	85%			2030	\$234,700	3	\$12,600	C
Interior Walls	0070			_0_0	<i>420</i> 1,700	5	<i><i><i>q</i>12,000</i></i>	Ũ
Ceramic Tile	10%			2032	* *	5	\$3,500	С
Gypsum Board	85%			LIFE	* *	5-10	\$51,300	C
SGFT/Glazed Masonry	5%			LIFE	* *	10	\$900	C
Ceilings	270			211 1		10	φ700	Ũ
AcousTileSusp.Lay-In	100%			2021	\$193,500	5	\$29,700	В
. ioous moouspibus m	Staining/Di	scoloring, Througho	Extent : Light, Ard ut			5	<i>\</i> ,,,00	Đ

Electrical	Current Repair	Future Repl	lacement	М	aintenance	
System Component Type	% of Fail Date Estimated (Total (Years)	Cost Year Estin FY	nated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts						•
Service Equipment						
Fused Disc Sw	100%	2033	* *	5	\$100	В
	Other Observation, Extent : Mode	rate, Area Affected :	100%			
	Location : Electrical Room					
	Explanation : Main Service Swite	ch Rated @ 800 Amp	peres			

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

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

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

Asset # : 1976

Electrical	Current Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Estim Total (Years)	ated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Inder 600 Volts						
Switchgear / Switchboard						
Molded Case Bkrs	100%	2033	* *	5	\$500	В
Raceway						
Conduit	95%	2033	* *	1		В
Conduit	5%	2043	* *	1		В
Panelboards Molded Case Bkrs	100%	2039	* *	5	\$500	В
Wiring	10070	2037		5	φ500	D
Thermoplastic	90%	2033	* *	1		В
Thermoplastic	10%	2033	* *	1		B
Motor Controllers	10/0	2013		1		D
Locally Mounted	100%	2028	* *	5	\$100	В
Ground					+	
Grounding Devices						
Generic	100%	LIFE	* *	5	\$600	В
tand-by Power						
Transfer Switches						
Automatic	100%	2028	* *	1	\$6,200	В
Generators						
Diesel	100%	2026	* *	1	\$7,800	В
	Other Observation, Extent :	Moderate, Area Affec	ted : 100%			
	Location : Outside					
	Explanation : Emergency (Generator Rated @ 6	0 Kw			
Batteries			* 40.0	_	*- • •	-
Lead/Acid	100%	2016	\$600	5	\$700	В
Fuel Storage	1000			_	*	-
Main Tank	100%	2038	* *	5	\$600	В
	Other Observation, Extent : . Location : Outside	Moderate, Area Affec	ted : 100%			
		Committee				
: 1 <u></u>	Explanation : 300 Gallons	Capacity				
ighting Interior Lighting						
Interior Lighting Fluorescent	75%	2023	\$121,000	10	\$13,600	В
Phonescent	Other Observation, Extent :			10	\$15,000	Б
	Location : Throughout The	00	<i>icu</i> . 10070			
	Explanation : T-12 Lamps	Duttaing				
Fluorescent	20%	2023	\$32,300	10	\$3,600	В
Fluorescent	20% Other Observation, Extent : .			10	\$5,000	D
	Location : Throughout The		<i>icu</i> . 10070			
	Explanation : T- 8 Lamps	Duttaing				
Incandescent	5%	2018	\$2,300	2		В
Egress Lighting	J /0	2010	\$2,300	4		Ъ
Emergency, Service	60%	2028	* *	1		В
Exit, Service	40%	2028	\$1,300	1		B
Exterior Lighting	1070	2023	φ1,500	1		D
HID	100%	2023	\$800	10	\$100	В
Alarm		2025	4000		4100	~

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 F	ASSEL # . 13 Repair		e Replacement	Μ	aintenance	
System	% of		Estimated Cost		Estimated Cost		Estimated Cost	Priority
Component Type	Total	(Years)	Listinuted Cost	FY	Listinuted Cost	(Yrs)	Listinuteu Cost	Code
Alarm								
Security System								
No Component	70%							D
Generic	30%			2028	* *	1	\$2,300	В
			Extent : Moderate, A	Area Affe	ected : 100%			
		-	paces Only					
Fine (Secolar Detection	Explanat	ion : C C I	TV Surveillance C	ameras				
Fire/Smoke Detection No Component	70%							D
Generic	30%			2023	\$69,800	1-3	\$3,900	B
Generic		ervation. E	Extent : Moderate, A		. ,	15	ψ5,700	Ъ
		: Hallway						
	Explanat	ion : Strob	e Lights, Manual H	Pull Stati	ons, Smoke Detecto	ors And A	Alarm Bells	
Mechanical		Current F	Repair	Futur	e Replacement	М	aintenance	
System	% of		Estimated Cost		Estimated Cost		Estimated Cost	Priority
Component	% of Total	(Years)	Estimated Cost	rear FY	Estimated Cost	(Yrs)	Estimated Cost	Cod
Туре	Total	(10015)		•••		(115)		eou
Ieating								
Energy Source Fuel Oil No 2	1000/			2022	* *	5	¢c 100	р
Conversion Equipment	100%			2033		5	\$6,100	В
Hot Water Boiler	100%			2028	* *	1	\$9,800	В
flot water Boller		ervation, E	Extent : Light, Area		: 100%	1	ψ,,000	Б
			t Boiler Room	55				
	Explanat	ion : 1 Uni	it i					
Distribution								
Hot Wtr Piping/Pump	100%			2022	\$110,900	4	\$1,500	В
Terminal Devices								_
Under Construction	100%							D
Air Conditioning								
Energy Source Electricity	100%			2031	* *	1		В
Conversion Equipment	10070			2031		1		D
Window/Wall Unit	60%			2021	\$27,200	1		В
		ervation, E	Extent : Light, Area			1		Б
		: Basemen		55				
	Explanat	ion : Pack	age Unit Replacem	ent Is In	Progress			
No Component	40%							D
/entilation								
Distribution								
Ductwork/Diffusers	40%			LIFE	* *	2-5	\$7,000	В
No Component	60%							D
Exhaust Fans	2004			0000	A7 0 00	2	42 00	P
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 Repl	acement	M	aintenance	
System Component Type	% of Fail Date Estimate Total (Years)	d Cost Year Estin FY	nated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing						
H/C Water Piping						
Brass/Copper	100%	2033	* *	1		В
Water Heater						
Gas Fired	100%	2021	\$5,100	2	\$300	В
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		В
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		В
Sewage Ejector(s)						
Electric	100%	2028	* *	4	\$1,300	В
Fixtures						
Generic	100%					В
/ertical Transport						
Elevators						
Hydraulic	100%	LIFE	* *			С
	Other Observation, Extent : Lig	ht, Area Affected : 100%	6			
	Location : B, 1, 2, R					
	Explanation : 1 Unit					
Fire Suppression						
Sprinkler						
Generic	100%	2033	* *	1-2	\$5,600	В

 Note :
 All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance \$ are aggregated over a 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 FOR	MER LINDEN GEN	ERAL HOSPITAL
Address	: 501 NEW LOTS AVENUE BTWN BRA	DFORD ST MILI	LER 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.

Asset # : 1971

Architecture		Current F	ASSEL # : 1	-	e Replacement	м	aintenance	
Architecture								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
xterior								
Exterior Walls								
Masonry: Brick		-	ht, Area Affected : 5 iverdale Avenue	LIFE 5%	* *	5	\$44,900	A
Masonry: Limestone	5%			LIFE	* *	5	\$1,800	А
Windows								
Aluminum	-	0-2 erable, Exte 1 : Through	\$18,000 ent : Light, Area Afj out	2039 fected : 1	**	5	\$1,900	А
Parapets								
Masonry: Brick			\$3,200 : Moderate, Area : out Interior Face	LIFE Affected .	* *	5	\$1,000	A
Masonry: Limestone	5%			LIFE	* *	5-10	\$700	А
Metal Rail	5%			2040	* *	5-10	\$1,000	А
Roof Modified Bitumen	-	Evident, Ex 1 : Through	tent : Moderate, Ar out	2028 rea Affect	* * ted : 10%	10	\$15,900	А
Skylight, Plastic	2%			2028	* *	1		А
nterior Floors								
Cast in Place Concrete	10%			LIFE	* *	5	\$9,700	С
Ceramic Tile	5%			2026	* *	5	\$1,100	С
Quarry Tile	5%			2028	* *	5	\$1,700	С
Terrazzo	5%			LIFE	* *	5	\$1,700	С
Vinyl Tile	75%			2028	* *	3	\$6,200	С
	-	n Evident, E n : Corridor	Extent : Moderate, A r(s)	Area Affe	cted : 100%			
Interior Walls								
Ceramic Tile	5%			2032	* *	5	\$1,800	С
Concrete Masonry Unit	5%			LIFE	* *	5	\$1,400	С
Masonry: Brick	10%			LIFE	* *	10	\$1,100	С
Marble Panels	5%			LIFE	* *	10	\$700	С
Plaster	75%			LIFE	* *	5-10	\$22,500	С
Ceilings								
AcousTileSusp.Lay-In	30%			2028	* *	5	\$6,700	В
Embossed Metal	5%			LIFE	* *	5	\$1,000	В
Gypsum Board	15%			LIFE	* *	5-10	\$11,500	В
Plaster	50%			LIFE	* *	5-10	\$19,100	В
Electrical		Current F	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Cod

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.

Asset # : 1971

ASSEL # . 1971							
Electrical	Current Re	epair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Jnder 600 Volts							
Service Equipment							
Fused Disc Sw	100%		2033	* *	5	\$100	В
	Other Observation, Ex Location : Electrical	Room					
	Explanation : Two 20	00 Main Disconnec	t Switcl	h			
Switchgear / Switchboard Molded Case Bkrs	100%		2033	* *	5	\$500	В
Raceway							
Conduit	90%		2023	\$2,300	1		В
Conduit	10%		2043	* *	1		В
Panelboards							
Fused Disc Sw	15%		2031	* *	5	\$100	В
Molded Case Bkrs	25%		2031	* *	5	\$100	В
Molded Case Bkrs	10%		2039	* *	5		В
Molded Case Bkrs	50%		2022	\$5,500	5	\$200	В
Wiring							
Thermoplastic	10%		2043	* *	1		В
Thermoplastic	90%		2033	* *	1		В
Motor Controllers							
Locally Mounted	100%		2028	* *	5	\$100	В
Ground							
Grounding Devices							
Generic	100%		LIFE	* *	5	\$500	В
Lighting							
Interior Lighting							
Fluorescent	5%		2028	* *	10	\$700	В
	Other Observation, Ex Location : Througho	ut	rea Affe	cted : 100%			
	Explanation : T-5 La	mps					
Fluorescent	95% Other Observation, Ex Location : Througho	ut The Building	2028 rea Affe	* * cted : 100%	10	\$12,900	В
	Explanation : T-8 La	mps					
Egress Lighting	5 00/		2022	*2 000	10	** ~~~~	~
Emergency, Battery	50%		2023	\$3,000	10	\$1,800	В
Exit, Service	50%		2023	\$1,200	1		В
Exterior Lighting							
HID	100%		2023	\$700	10	\$100	В
Alarm							
Security System							
No Component	30%						D
Generic	70%		2028	* *	1	\$4,800	В
	7070		2020		-	\$ 1,000	
Fire/Smoke Detection Generic	100%		2028	* *	1-3	\$11,200	В

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

Asset # : 1971

Mechanical		Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of 1 Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
leating							
Energy Source							
Electricity	5%		2053	* *	1		В
Natural Gas	95%		2043	* *	1		В
Conversion Equipment							
Radiant Heater	5%		2028	* *	2	\$300	В
		rvation, Extent : Light, Area	ı Affected	: 10%			
		: Various Locations					
	Explanati	on : Multiple Units					
Steam Boiler	95%		2036	* *	1	\$14,000	В
		rvation, Extent : Light, Area	ı Affected	: 90%			
	Location .	: Basement					
	Explanati	on : 2 Natural Gas Fired Ste	eam Boile	ers			
Distribution							
Steam Piping/Pump	100%		2033	* *	4	\$700	В
Terminal Devices							
Convector/Radiator	100%		2021	\$156,100	1	\$4,800	В
		d Life, Extent : Moderate, A	rea Affec	ted : 100%			
	Location .	: Throughout					
ir Conditioning							
Energy Source							
Electricity	100%		2039	* *	1		В
Conversion Equipment							
Ext Pkg Unit - Cooling	5%		2028	* *	2		В
Window/Wall Unit	30%		2021	\$10,200	1		В
No Component	65%						D
Terminal Devices							
Fan Coil - Cooling	5%		2028	* *	1	\$200	В
No Component	95%						D
entilation							
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$13,100	В
Exhaust Fans							
Roof	100%		2028	* *	2	\$500	В
lumbing							
H/C Water Piping							
Brass/Copper	100%		2033	* *	1		В
HW Heat Exchanger							
Low Temp	100%		2043	* *	4	\$2,200	В
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		В
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		В
Fixtures							
Generic	100%						В

Vertical Transport

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

Asset # : 1971

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

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

DEPT. OF HOMELESS SERVICES - FY 2013 Print Date : 22-Oct-2012

Asset Name	: MEN'S SHELTER-EAST 3RD STREET					
Address	: 8 EAST 3RD STREET BTWN BOWE	RY - 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			

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

Total	\$183,200	\$44,600	\$55,600	\$12,700 \$53,100
Priority C	\$61.100		, ,	\$12,700
Priority B	\$69,300	\$38,900	\$44,100	\$40,400
Priority A	\$52,900	\$5,600	\$11,500	
Total	\$183,200	\$44,600	\$55,600	\$53,100
Elevators/Escalators	\$17,800	\$17,800	\$17,800	\$17,800
Mechanical	\$28,400	\$13,500	\$12,100	\$11,700
Electrical	\$23,100	\$7,700	\$10,100	\$10,900
Interior Architecture	\$61,100		\$4,200	\$12,700
Exterior Architecture	\$52,900	\$5,600	\$11,500	
EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017



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

Asset # : 1956

	Curr	ASSEL # . I		e Replacement	м	aintenance	
Architecture	Curre						
System Component Type	% of Fail I Total (Yea	Pate Estimated Cost rs)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
xterior							
Exterior Walls	1.00/			de de	_	\$100 5 00	
Cast Stone/Terra Cotta	10%	¢205.000	LIFE	* *	5	\$108,500	A
Masonry: Brick	90% Nov	v \$205,000 Erod, Extent : Modera	LIFE		5	\$62,500	А
		ls Facing Courtyard, B		ijjecieu . 2570			
		Moderate, Area Affec		ý 0			
	1 0	Facing Courtyard, Bi					
	Worn/Eroded, E	ctent : Moderate, Area	Affected	: 20%			
	Location : Wal	ls Facing Courtyard, B	lulkhead				
Windows							
Aluminum	95%		2045	* *	5	\$11,200	А
Steel	5% 0-2	, ,	2048	**	5	\$3,700	А
	Location : Stai	ng, Extent : Moderate, .	Area Affe	cted : 25%			
		rs ish, Extent : Moderate	Area Af	facted · 50%			
	Location : Stai		, лгеи Ајј	ecieu . 5070			
		- rient, Extent : Moderat	e. Area A	ffected : 50%			
	Location : Stai						
Parapets							
Masonry: Brick	73%		LIFE	* *	5-10	\$21,000	А
Metal Panel	2%		2043	* *	5	\$300	A
Metal Rail Roof	25%		2036	* *	5-10	\$19,000	А
Cast in Place Concrete	3%		LIFE	* *	10	\$1,200	А
Modified Bitumen	92%		2031	* *	10	\$21,800	A
Skylight, Plastic	5%		2036	* *	1	, ,	А
terior							
Floors		** * • • • •			_	* • • • • • • •	~
Cast in Place Concrete	10% Nov		LIFE	* *	5	\$18,400	С
	-	ling, Extent : Moderate age Room In Basement	-	fectea : 25%			
		Extent : Moderate, Ard		$d \cdot 25\%$			
	-	age Room In Basemen		<i>a</i> . 2570			
Ceramic Tile	5%		2032	* *	5	\$4,200	С
Quarry Tile	5% Nov	v \$13,100	2028	* *	5	\$3,100	Č
		Elements, Extent : Mod		ea Affected : 20%			
	Cracking/Crumb	ling, Extent : Severe, A	rea Affec	eted : 20%			
	Location : Kitc	hen					
	Jnt Mortar Miss/ Location : Kitc	Erod, Extent : Modera hen	te, Area A	Affected : 25%			
Vinyl Tile	80%		2023	\$625,100	3	\$33,600	С
Interior Walls							
Ceramic Tile	5%		2032	* *	5	\$4,400	С
Gypsum Board	15%		LIFE	* *	5-10	\$22,600	C
Plaster	80%		LIFE	* *	5-10	\$60,400	С

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

Asset # : 1956

rchitecture		Current I	Repair	Futur	e Replacement	M	aintenance	
/stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit Coc
terior								
Ceilings	1.00/			2036	* *	5	\$\$ 100	D
AcousTileSusp.Lay-In AcousTileSusp.Lay-In	10% 5%			2030	* *	5 5	\$8,400 \$4,200	B B
Exposed Concrete	10%	Now	\$63,200	LIFE	* *	5	\$1,300	B
Exposed Concrete	Cracking/ Location	Crumbling 1 : Boiler R	, Extent : Moderate	, Area Aj		5	ψ1,500	D
	Location	ı : Boiler R	oom					
Exposed Struc: Steel	Location Corrosion	issing Elen 1 : Space B /Rusting, E	\$372,900 nents, Extent : Seve elow Ramp At West Extent : Severe, Area elow Ramp At West	Side a Affecte				В
Plaster	70%			LIFE	* *	5-10	\$101,000	В
lectrical		Current I	Repair	Futur	e Replacement	Μ	aintenance	
rstem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit Co
der 600 Volts								
Service Equipment								
Fused Disc Sw	Location	a : Electrico	Extent : Moderate, A al Room 2 Service Switch Ra			5	\$300	В
Switchgear / Switchboard	Ехріана	uon . main	i Service Switch Ka	ieu w It	00 Amperes			
Fused Disc Sw	100%			2023	\$29,100	5	\$300	В
Raceway					,	-		
Conduit	90%			2023	\$5,700	1		В
Conduit	10%			2033	* *	1		В
Panelboards								
Fused Disc Sw	10%			2022	\$2,200	5	\$100	В
Molded Case Bkrs	70%			2022	\$15,400 * *	5	\$1,000	B
Molded Case Bkrs	20%			2031	Υ Υ	5	\$300	В
Wiring Braided Cloth		2-4 Aged, Exte : Basemer	\$1,000 ent : Moderate, Are nt	2048 a Affecte	* * ed : 100%	1		В
Thermoplastic	70%			2023	\$6,900	1		В
Thermoplastic	20%			2033	* *	1		В
Motor Controllers								
Locally Mounted	65%			2021	\$41,300	5	\$200	В
Locally Mounted	15%	c -	*·· -	2028	* *	5	\$100	В
Locally Mounted	20% On Extend	0-2 led Life, Ex	\$12,700 tent : Moderate, At	2043 rea Affec	* * ted : 100%	5		В
		: Basemer						

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.

Asset # : 1956

Electrical	Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estimate Total (Years)	d 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	В
Generators	100%	2021	\$10,000	1	\$17,400	D
Diesel	100%	2019	\$71,600	1	\$21,800	В
Dieser	Other Observation, Extent : Mo			1	φ21,000	Ъ
	Location : Mechanical Room					
	Explanation : Emergency Gen	erator Rated @ 2	200 Kw			
Batteries						
Lead/Acid	100%	2016	\$600	5	\$2,100	В
Fuel Storage						
Day Tank	50%	2022	\$2,300	5	\$5,200	В
	Other Observation, Extent : Mo	derate, Area Affe	cted : 100%			
	Location : Sub Basement					
	Explanation : 50 Gallon Tank					
Main Tank	50%	2026	* *	5	\$800	В
	Other Observation, Extent : Mo	derate, Area Affe	cted : 100%			
	Location : Sub Basement	1-				
lighting	Explanation : 275 Gallon Tan	ĸ				
Interior Lighting						
Fluorescent	99%	2031	* *	10	\$51,000	В
	Other Observation, Extent : Mo		cted : 100%		+,	_
	Location : Throughout The Bu					
	Explanation : T-8 Lamps					
Fluorescent	1%	2031	* *	10	\$500	В
	Other Observation, Extent : Mo	derate, Area Affe	cted : 100%			
	Location : Basement					
	Explanation : Compact Fluor	escent Lamps				
Egress Lighting						
Emergency, Service	45%	2018	\$4,100	1		В
Emergency, Battery	5%	2018	\$1,100	10	\$700	В
Exit, Service	50%	2018	\$4,500	1		В
Exterior Lighting	1000/	2022	¢2 200	10	¢200	л
HID	100%	2023	\$2,200	10	\$200	В
Alarm Security System						
No Component	70%					D
Generic	30%	2031	* *	1	\$6,300	B
Generie	Other Observation, Extent : Mo			1	$\psi 0,500$	D
	Location : Corridors					
	Explanation : Cctv Surveilland	ce Camera				

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

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included. ** Replacement cost estimated to be beyond ten vears is not included in this report.

Asset # : 1956

Electrical	Current Repair Future Replacement Maintenance							
System Component Type	% of Fail Date Estimated Total (Years)	l Cost Year H FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code		
larm								
Fire/Smoke Detection Generic	100% Other Observation, Extent : Mod Location : Throughout The Bui Explanation : Strobe Lights, Mo	lding		1-3 ectors	\$34,700	В		
Mechanical	Current Repair	Future	Replacement	Ma	aintenance			
System Component Type	% of Fail Date Estimated Total (Years)	l Cost Year H FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code		
leating								
Energy Source Fuel Oil No 2	100%	2033	* *	5	\$17,400	В		
Conversion Equipment	100/0	2000		5	<i>\\\\\\\\\\\\\</i>	D		
Steam Boiler	100%	2021	\$304,100	1	\$55,600	В		
	Other Observation, Extent : Ligh Location : Sub Basement	t, Area Affected :	100%					
	Explanation : 3 Units - Replace	ement Proiect Has	Just Started					
Distribution								
Steam Piping/Pump	Corroded, Extent : Severe, Area . Location : Basement		* *	4	\$2,800	В		
	Steam Traps Faulty, Extent : Sev Location : Throughout	ere, Area Affected	! : 50%					
Terminal Devices	Location : Throughout							
Convector/Radiator	100%	2021	\$590,000	1	\$18,200	В		
ir Conditioning								
Energy Source	1000/	2021	* *	1		р		
Electricity Conversion Equipment	100%	2031	т. т.	1		В		
Int Pkg Unit - Heating/Cooling	15%	2021	\$186,600	2	\$500	В		
	R-22 Refrigerant, Extent : Light, Location : 4th Floor	Area Affected : 15	5%					
Window/Wall Unit	5%	2018	\$6,400	1		В		
No Component	80%					D		
entilation								
Distribution Ductwork/Diffusers	10%	LIFE	* *	2-5	\$5,000	В		
No Component	90%			2-5	φ5,000	D		
Exhaust Fans						-		
Roof	10%	2018	\$5,000	2	\$200	В		
Wall Unit	15%	2023	\$14,200	2	\$300	В		
No Component	75%					D		

Plumbing

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Asset # : 1956

Mechanical		Current Repair Future Replacement			M	aintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
lumbing								
H/C Water Piping								
Brass/Copper	50%			2023	\$93,300	1		В
Galv Iron/Steel	50%		\$4,700	2021	\$93,300	1		В
			evere, Area Affected					
	Locatior	ı : Sub Base	ement And Water M	lain				
HW Heat Exchanger								
Low Temp	100%			2023	\$19,400	4	\$8,300	В
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		В
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		В
Sump Pump(s)								
Rigid Piping	100%		\$10,100	2033	* *	4	\$1,300	В
			Extent : Severe, Ar	ea Affeci	ted : 100%			
	Location	ı : Sub Base	ement					
Fixtures								
Generic	100%							В
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			С
			xtent : Light, Area					
			B, 1-6 (1) B, 1-6	(1) S B,	, 1			
	Explana	tion : 3 Un	ts					
Fire Suppression								
Standpipe								
Generic	100%			2023	\$222,900	1-5	\$29,400	В
Sprinkler								
Generic	100%		\$36,500	2023	\$729,300	1-2	\$13,700	В
			evere, Area Affected	d : 20%				
	Location	n : Basemen	t					
Fire Pump								
Generic	100%		\$2,300	2019	\$46,300	1	\$9,500	В
			evere, Area Affected	d : 10%				
	Location	n : Basemen	t					

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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 - FY 2013 Print Date : 22-Oct-2012

Asset Name	: METROPOLITAN FAMILY SHELTE	R A.K.A. CATHER	INE 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



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

Asset # : 1954

			A3561 # . I	334				
rchitecture	Current Repair Future Replacement				e Replacement	М		
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit Cod
terior								
Exterior Walls								
Cast Stone/Terra Cotta	10%			LIFE	* *	5	\$185,900	Α
Masonry: Brick	78%			LIFE	* *	5	\$185,600	А
		epair Evider n : Courtyar	ıt, Extent : Light, A rd	rea Affeo	cted : 25%			
Masonry: Granite	2%			LIFE	* *	5	\$3,600	А
Masonry: Limestone	5%	Now	\$72,900	LIFE	* *	5	\$4,500	Α
	Location	n : North Fa		-	-			
		Extent : Mo n : North Fo	derate, Area Affec. acade	ted : 10%	6			
Metal Panel	5%			2043	* *	5-10	\$40,900	А
Windows								
Aluminum	Location	nc Not Fun n : Through				5	\$13,200	A
	Location Thermally	n : Through	, Extent : Moderate					
Aluminum	40%			2048	* *	5	\$19,100	Α
Aunimum	Recent Re		ent, Extent : Light, ^e d		ected : 100%	5	\$17,100	A
Metal Clad	-		\$138,900 nt : Moderate, Arec oom	2048 a Affected	* * l : 100%	5	\$7,500	А
	-	ped Elemen n : Boiler R	ts, Extent : Moderd oom	ate, Area	Affected : 25%			
		lissing Elem n : Boiler R	eents, Extent : Mod oom	erate, Ar	rea Affected : 25%			
Parapets								
Cast Stone/Terra Cotta			ent, Extent : Light,	LIFE Area Affe	* * ected : 100%	5-10	\$16,600	A
Masonry: Brick	50%			LIFE	* *	5-10	\$20,000	А
Masonry: Brick	30%			LIFE	* *	5-10	\$12,000	А
Mason y. Drick								
Masonry. Drick		eplace Evide n : Courtyar	ent, Extent : Light, [.] d	Area Affe	ected : 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.

Asset # : 1954

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type		Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior				•				
Roof								
Built-Up (BUR)	Location : Ponding, E:	North Ai Ktent : Sev	\$6,900 ent : Moderate, Are nd South Sections vere, Area Affected nd South Sections		* * ed : 25%			A
Copper/Terne	5%			2038	* *	10	\$8,200	А
Modified Bitumen	40% Recent Rep Location :		ent, Extent : Light, rd	2031 Area Aff	* * ected : 100%	10	\$26,100	A
Slate	15%			LIFE	* *	10	\$9,800	А
Interior								
Floors								
Cast in Place Concrete	Location :	Boiler R tration, E	xtent : Severe, Are	-	-	5	\$35,500	С
Ceramic Tile	10%			2026	* *	5	\$16,200	С
Mosaic Tile	2% Broken/Mis Location :	At Main rumbling,	Extent : Moderate	2036 erate, Ar		5	\$4,100	С
Terrazzo	5%			LIFE	* *	5	\$12,700	С
Vinyl Tile	30%	Now	\$135,900	2028	* *	3	\$12,700	C
	Location : Cracking/C Location :	Rooms 3 rumbling, Rooms 3 rvation, E Stair La	-	e, Area A	ffected : 25%			
Vinyl Tile	23%			2023	\$347,300	3	\$18,700	С
Wood	15%			2038	* *	5	\$45,600	Ċ
Wood	Location : Deteriorate Location :	Old Aud d Finish, Old Aud	Extent : Severe, Ar	ea Affect	ted : 50%	5	\$7,600	С
	Location :			пјјестеа	. 2370			

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

Asset # : 1954

rchitecture		Current F	Repair	Futu	e Replacement	Μ	aintenance	
rstem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Cod
erior								
Interior Walls	1.00/	NT	¢02 (00	2026	* *	~	¢7.200	C
Ceramic Tile	10%		\$83,600	2026		5	\$7,300	С
	Cracking/ Location	0	Extent : Moderate	, Area A	ffected : 20%			
			d Entont Madanat		Affected , 250/			
	Location		l, Extent : Moderat	e, Area I	Affected . 25%			
		. siuns			* *	5.10	¢105.000	
Gypsum Board	55%			LIFE	* *	5-10	\$135,900	C
Masonry: Brick	5%			LIFE	* *	10	\$2,200	C
Marble Panels	5%			LIFE	* *	10	\$2,900	C
Plaster	20%	N	¢ 2 <000	LIFE	* *	5-10	\$24,700	C
Plaster	5%	Now	\$26,000	LIFE		5	\$2,200	С
	-	Crumbling, 1 : Old Aud	Extent : Severe, A	rea Ађес	ctea : 25%			
				- A CC 4 -	1.100/			
		etration, E 1 : Old Aud	xtent : Severe, Ared	а Ајјесте	a : 10%			
Callings	Location	i . Ola Aua	uonum					
Ceilings AcousTile,Adhered	10%			2028	* *	5	\$16,200	В
AcousTileSusp.Lay-In	5%			2028	* *	5	\$8,100	B
Exposed Concrete	5% 5%			LIFE	* *	5-10	\$10,100	B
Gypsum Board	25%			LIFE	* *	5-10	\$139,500	B
Masonry:Vault Struct	23% 5%			LIFE	* *	10	\$4,100	B
Plaster	45%			LIFE	* *	5-10	\$125,500	B
Plaster	5%	Now	\$27,200	LIFE	* *	5	\$5,100	B
	Cracking/Crumbling, Extent : Severe, Area Affected : 15%							
	-	a : Old Aud		55				
	Water Per	etration, E	xtent : Severe, Area	a Affecte	d : 20%			
		n : Old Aud		55				

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

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

Asset # : 1954

Electrical	Cu	rrent Repair	Futur	e Replacement	M	aintenance	
System Component Type		Date Estimated Cost ears)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts							
Motor Controllers	0.004		2020	ste ste	-	\$7 00	P
Locally Mounted	90%		2028	* *	5	\$700 \$100	B
Locally Mounted	10%		2021	\$2,900	5	\$100	В
Ground Grounding Devices							
Generic	100%		LIFE	* *	5	\$3,400	В
Stand-by Power	10070		LIIL		5	\$5,100	D
Transfer Switches							
Automatic	100%		2028	* *	1	\$35,400	В
Generators						. ,	
Diesel	100%		2026	* *	1	\$44,400	В
	Other Observa	tion, Extent : Moderate, A	Area Affe	ected : 100%			
	Location : G	enerator Room					
	Explanation	: 120 Kw Kohler Genset					
Batteries							
Lead/Acid	100%		2016	\$600	5	\$4,200	В
Fuel Storage	100-1				_	** • • • •	-
Main Tank	100%		2038	* *	5	\$3,200	В
	Location : Bo	tion, Extent : Moderate, A	Area Affe	ected : 100%			
Lighting	Explanation	No Nameplate Rating C	арасну				
Interior Lighting							
Fluorescent	100%		2023	\$256,400	10	\$99,500	В
Thoreseent		tion, Extent : Moderate, A			10	ψ77,500	D
		roughout The Building	55				
	Explanation						
Egress Lighting	*	*					
Exit, Service	50%		2023	\$8,800	1		В
Exit, Battery	50%		2023	\$43,900	10	\$3,700	В
Exterior Lighting							
HID	100%		2023	\$4,600	10	\$400	В
Alarm							
Security System							-
No Component	70%			de de		*12 000	D
Generic	30%		2028	* *	1	\$12,900	В
		tion, Extent : Moderate, A prridor And Outside	Area Affe	ected : 100%			
		: C C T V Surveillance C	amoras				
Fire/Smoles Detection	Explanation		umerus				
Fire/Smoke Detection Generic	100%		2028	* *	1-3	\$70,700	В
ULIUIU		tion, Extent : Moderate, A			1-5	φ/0,/00	D
		proughout The Building					
		: Strobe Lights, Manual H					

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

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

Asset # : 1954

Mechanical		Current F	Repair	Futur	e Replacement	Μ	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Natural Gas	100%			2043	* *	1		В
Conversion Equipment	4000				de de		* • • * • • • •	
Steam Boiler	100%			2040	* *	1	\$107,500	В
			Extent : Light, Area 1t Boiler Room	Affected	: 100%			
Distribution	Ехріапа	tion : 3 Boi	lers					
Steam Piping/Pump	100%			2023	\$842,800	4	\$8,000	В
Terminal Devices	100%			2023	\$642,800	4	\$8,000	D
Convector/Radiator	95%			2021	\$1,083,200	1	\$33,300	В
Unit Heater-Stm/HW	5%			2021	\$1,083,200	4	\$33,300 \$700	B
Air Conditioning	570			2010	φ57,000	-	ψ700	D
Energy Source								
Electricity	100%			2031	* *	1		В
Conversion Equipment	100/0			2001				D
Window/Wall Unit	10%			2018	\$24,800	1		В
No Component	90%			2010	¢= .,000	-		D
Ventilation	2070							
Distribution								
Ductwork/Diffusers	5%			LIFE	* *	2-5	\$4,800	В
No Component	95%						. ,	D
Exhaust Fans								
Roof	5%			2028	* *	2	\$200	В
No Component	95%							D
lumbing								
H/C Water Piping								
Brass/Copper	50%			2033	* *	1		В
Galv Iron/Steel	50%	0-2	\$9,000	2021	\$180,300	1		В
			oderate, Area Affe	cted : 15	%			
	Locatior	n : Basemer	nt					
Water Heater								
Gas Fired	100%			2022	\$28,100	2	\$1,600	В
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		В
Storm Drain Piping								_
Cast Iron	100%			LIFE	* *	1		В
Sump Pump(s)	1000/				de de		\$1.2 00	P
Rigid Piping	100%			2028	* *	4	\$1,300	В
Backflow Preventer	1000/			2022	611 500	1		ъ
Generic	100%			2023	\$11,700	1	\$6,700	В
Fixtures	1000/							ъ
Generic	100%							В
Fire Suppression								
Sprinkler Generic	100%			2022	\$1 400 400	1.2	\$20.400	D
Generic	100%			2023	\$1,409,400	1-2	\$30,400	В

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

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.

MIRACLE MAKERS - SRO

Asset # : 51

$\begin{tabular}{ c c c c c c c c c c c c c c c c c c c$			Asset #	: 51				
Component Type Total (Years) FY Initial Col (Yes) Initial Col (Yes) Sterior Exterior Walls Masonry: Brick 85% LIFE ** 5 \$\$57,200 A Mindow Wall 15% 2041 ** 5 \$\$57,200 A Mindows Aluminum 100% 2037 ** 5 \$\$4,500 A Parapets Concrete Masonry Unit 50% LIFE ** 5 \$\$2,700 A Masonry: Brick 50% LIFE ** 5 \$\$2,700 A Roof Inder Construction 100% LIFE ** 5 \$\$2,700 C Carset S% 2017 \$21,200 3 \$7,300 C Carpet 5% 2017 \$21,200 3 \$7,300 C Carpet 5% 2030 ** 5 \$\$3,700 C Quary Tile 5% 2034 **	Architecture		Current Repair	Futu	re Replacement	Μ	aintenance	
Atterior Exterior Walls Masony: Brick 85% LIFE ** 5 \$\$7,200 A Windows 2041 ** 5 \$\$37,900 A Windows 2037 ** 5 \$\$4,500 A Parapets Concrete Masonry Unit 50% LIFE ** 5 \$\$2,700 A Roof Under Construction 100% D D D D Floors Carpet 5% 2017 \$\$21,200 3 \$\$7,300 C Cast in Place Concrete 15% LIFE ** 5 \$\$24,100 C Carpet 5% 2030 ** 5 \$\$3,700 C Quarry Tile 5% 2030 ** 5 \$\$3,700 C Concrete Masonry Unit 70% LIFE ** 5 \$\$24,600 C Glass: Single Pane 10% LIFE * 5 \$\$1,000 C	-				Estimated Cost	•	Estimated Cost	Priority Cod
$ \begin{array}{c c c c c c c c c c c c c c c c c c c $								
$\begin{tabular}{ c c c c c c c c c c c c c c c c c c c$								
Window Window 1 8 2041 ** 5 \$37,900 A Windows Aluminum 100% 2037 ** 5 \$44,500 A Parapets Concrete Masonry Unit 50% LIFE ** 5 \$52,000 A Masonry: Brick 50% LIFE ** 5 \$22,000 A Roof Under Construction 100% Under Construction D D D Under Construction 100% 2017 \$21,200 3 \$7,300 C Carpet 5% 2030 ** 5 \$24,100 C Carpet 10% 2026 ** 5 \$5,700 C Vingl Tile 70% 2026 ** 5 \$24,600 C Glass: Single Pane 10% LIFE ** 5 \$24,600 C Glass: Single Pane 10% LIFE ** 5 \$24,600 C		85%		LIFE	* *	5	\$57,200	А
Aluminum 100% 2037 ** 5 \$4,500 A Parapets Concrete Masonry Unit Masonry: Brick 50% LIFE ** 5 \$3,000 A Roof Under Construction 100% LIFE ** 5 \$2,700 A Roof Under Construction 100% D D D D retrior Garpet 5% 2017 \$21,200 3 \$7,300 C Cast in Place Concrete 5% 2030 ** 5 \$23,000 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 Callass: Single Pane 10% LIFE ** 5 \$10,500 C Cettings Exposed Concrete 85% LIFE * 5 \$10,000 D		15%		2041	* *			А
$\begin{tabular}{ c c c c c c c c c c c c c c c c c c c$	Windows						· ·	
$\begin{tabular}{ c c c c c c c c c c c c c c c c c c c$	Aluminum	100%		2037	* *	5	\$4,500	А
$\begin{tabular}{ c c c c c c c c c c c c c c c c c c c$	Parapets							
$\begin{tabular}{ c c c c c c c c c c c c c c c c c c c$		50%		LIFE	* *	5	\$3,000	А
Under Construction 100% D retror Floors Carpet 5% 2017 \$21,200 3 \$7,300 C Carpet 5% 2017 \$21,200 3 \$7,300 C Carring Tile 5% 2030 ** 5 \$\$24,100 C Quarry Tile 5% 2034 ** 5 \$\$3,700 C Quarry Tile 5% 2034 ** 5 \$\$2,700 C Interior Walls Concrete Masonry Unit 70% LIFE ** 5 \$\$24,600 C Gass: Single Pane 10% LIFE ** 5 \$\$24,600 C Cellings Exposed Concrete 85% LIFE ** 5 \$\$0,500 C Cellings Exposed Concrete 85% LIFE ** 5 \$\$0,700 B Gypsum Board 15% IFe all Date Estimated Cost Year Estimated Cost Year \$\$13,800 B	Masonry: Brick	50%		LIFE	* *	5	\$2,700	А
	Roof							
Floors Carpet 5% 2017 \$21,200 3 \$7,300 C Cast in Place Concrete 15% LIFE ** 5 \$24,100 C Caramic Tile 5% 2030 ** 5 \$3,700 C Quarry Tile 5% 2034 ** 5 \$\$3,700 C Quarry Tile 70% 2026 ** 3 \$\$25,700 C Interior Walls Concrete Masonry Unit 70% LIFE ** 5 \$\$24,600 C Glass: Single Pane 10% LIFE ** 5 \$\$10,500 C Ceilings Exposed Concrete 85% LIFE ** 5 \$\$9,700 B Gypsum Board 15% LIFE ** 5 \$\$9,700 B Electrical Current Repair Future Replacement Maintenance Year Estimated Cost Year \$\$13,800 B Electrical Year Estimated Cost Year Stanted Cost Year \$\$200 B <	Under Construction	100%						D
$\begin{tabular}{ c c c c c c } \hline 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 & \$3,700 & C \\ Quarry Tile & 5\% & 2034 & ** & 5 & \$3,700 & C \\ Vinyl Tile & 70\% & 2026 & ** & 3 & \$25,700 & C \\ \hline Interior Walls & & & & & & & & & & & & & & & & & & $	iterior							
$ \begin{array}{c cccc} Cast in Place Concrete 15\% & LIFE ** 5 $24,100 C \\ Ceramic Tile 5\% 2030 ** 5 $33,700 C \\ Quary Tile 5\% 2034 ** 5 $33,700 C \\ Quary Tile 70\% 2026 ** 3 $25,700 C \\ \hline Interior Walls & Concrete Masonry Unit 70\% & LIFE ** 5 $324,600 C \\ Glass: Single Pane 10\% & LIFE ** 5 $36,600 C \\ Gypsum Board 20\% & LIFE ** 5 $310,500 C \\ \hline Ceilings & & \\ Exposed Concrete 85\% & LIFE ** 5 $310,500 C \\ \hline Ceilings & & \\ Exposed Concrete 85\% & LIFE ** 5 $313,800 B \\ \hline Electrical & Current Repair Future Replacement Maintenance \\ \hline Year String Component Type & Total (Years) & Year String Cost Cost (Yrs) & \\ Fy & & \\ Fy & & \\ Fy & & \\ \hline Conduit String Cost & \\ \hline Conduit 100\% & 2031 ** 5 $200 B \\ \hline Raceway & \\ \hline Conduit 100\% & 2031 ** 1 & \\ \hline Panelboards & \\ \hline Mointenance & \\ \hline Woing & \\ \hline Thermoplastic 100\% & 2031 ** 1 & \\ \hline Hermoplastic 100\% & \\ \hline Hermoplastic 100\% & 2031 ** 1 & \\ \hline Hermoplastic 100\% & \\ \hline Hermoplastic 10\% & \\ \hline Hermoplastic 10\% & \\ \hline H$	Floors							
$ \begin{array}{c ccccccccccccccccccccccccccccccccccc$	Carpet	5%		2017	\$21,200	3	\$7,300	С
$ \begin{array}{c c c c c c c c c c c c c c c c c c c $	Cast in Place Concrete	15%		LIFE	* *	5	\$24,100	С
$\begin{tabular}{ c c c c c c c } \hline Vinyl Tile & 70\% & 2026 & ** & 3 & \$25,700 & C \\ \hline Interior Walls & & & & & & & & & & & & & & & & & & $	Ceramic Tile	5%		2030	* *	5	\$3,700	С
Interior Walls Concrete Masonry Unit Glass: Single Pane 10%LIFE**5\$24,600CGlass: Single Pane Gypsum Board10%LIFE**5\$6,600CCeilings Exposed Concrete Gypsum Board20%LIFE**5\$10,500CCeilings Exposed Concrete Gypsum Board85%LIFE**5\$10,500CCeilings Exposed Concrete Gypsum Board15%LIFE**5\$9,700BElectricalCurrent RepairFuture Replacement FyMaintenanceSystem Type% of TotalFail Date (Years)Estimated Cost FYYear FyEstimated Cost (Yrs)Priorit CostService Equipment 	Quarry Tile	5%		2034	* *	5	\$5,500	С
$\begin{array}{c c c c c c c c c c c c c c c c c c c $	Vinyl Tile	70%		2026	* *	3	\$25,700	С
Glass: Single Pane10%LIFE**5\$6,600CGypsum Board20%LIFE**5\$10,500CCeilingsExposed Concrete85%LIFE**5\$9,700BGypsum Board15%LIFE**5\$9,700BGypsum Board15%LIFE**5\$13,800BElectricalCurrent RepairFuture ReplacementMaintenanceWitem Component Type% of TotalFail Date (Years)Estimated Cost FYYear FYEstimated Cost (Yrs)Priorit CoService Equipment Fused Disc Sw100%2031**5\$200BSwitchgear / Switchboard Fused Disc Sw100%2031**5\$200BRaceway Conduit100%2031**1BPanelboards Molded Case Bkrs100%2029**5\$1,300BWiring Thermoplastic100%2031**1BMotor Controllers100%2031**1B	Interior Walls							
	Concrete Masonry Unit	70%		LIFE	* *	5	\$24,600	С
Ceilings Exposed Concrete 85% LIFE ** 5 \$9,700 B Gypsum Board 15% LIFE ** 5 \$13,800 B Electrical Current Repair Future Replacement Maintenance Your Your Fail Date Estimated Cost Year Estimated Cost Priorit Type % of Fail Date Estimated Cost Year Estimated Cost Priorit Type % of Fail Date Estimated Cost Year Estimated Cost Priorit Gomponent Total (Years) Year Estimated Cost Year Estimated Cost Priorit Gomponent Total (Years) State Cost Year Estimated Cost Priorit Gomponent Total (Years) Estimated Cost Year Estimated Cost Priorit Inder 600 Volts Service Equipment Estimated Cost Zoot B Other Observation, Extent : Moderate, Area Affected : 100% Location : Electrical Room Explanation : 2- Main Service Switches Rated @ 800 Amperes Each Souther Observation : 2- Main Servi	Glass: Single Pane	10%		LIFE	* *	5	\$6,600	С
Exposed Concrete Gypsum Board85%LIFE**5\$9,700BGypsum Board15%LIFE**5\$13,800BElectricalCurrent RepairFuture ReplacementMaintenanceYystem Component Type% of TotalFail Date (Years)Estimated Cost FYYear FYEstimated Cost (Yrs)Priorit ContenanceService Equipment Fused Disc Sw100%2031**5\$200BOther Observation, Extent : Moderate, Area Affected : 100% Location : Electrical Room Explanation : 2- Main Service Switches Rated @ 800 Amperes EachBSwitchgear / Switchboard Fused Disc Sw100%2031**5\$200BRaceway Conduit100%2031**1BBPanelboards Molded Case Bkrs100%2029**5\$1,300BWiring Thermoplastic100%2031**1BMotor Controllers2031**1B	Gypsum Board	20%		LIFE	* *	5	\$10,500	С
Gypsum Board15%LIFE**5\$13,800BElectricalCurrent RepairFuture ReplacementMaintenanceGystem Type% of TotalFail Date (Years)Estimated Cost FYYear FYCycle Cycle Estimated Cost (Yrs)Priorit Coinder 600 Volts Service Equipment Fused Disc Sw100%2031**5\$200BOther Observation, Extent : Moderate, Area Affected : 100% Location : Electrical Room Explanation : 2- Main Service Switches Rated @ 800 Amperes EachService Suitches Rated @ 800 Amperes EachSwitchgear / Switchboard Fused Disc Sw100%2031**5\$200BRaceway Conduit100%2031**1BPanelboards Molded Case Bkrs100%2029**5\$1,300BWiring Thermoplastic100%2031**1BMotor Controllers100%2031**1B	Ceilings							
Electrical Current Repair Future Replacement Maintenance System Component Type % of Total Fail Date (Years) Estimated Cost FY Cycle FY Estimated Cost (Yrs) Priorit Co Inder 600 Volts Service Equipment Fused Disc Sw 100% 2031 ** 5 \$200 B Other Observation, Extent : Moderate, Area Affected : 100% Location : Electrical Room Explanation : 2- Main Service Switches Rated @ 800 Amperes Each Switchgear / Switchboard 8 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	Exposed Concrete	85%		LIFE	* *	5	\$9,700	В
System Component Type% of TotalFail Date (Years)Estimated Cost FYYear FYEstimated Cost (Yrs)Priorit ConInder 600 Volts Service Equipment Fused Disc Sw100%2031**5\$200BOther Observation, Extent : Moderate, Area Affected : 100% Location : Electrical Room Explanation : 2- Main Service Switches Rated @ 800 Amperes EachSwitchgear / Switchboard Fused Disc Sw100%2031**5\$200BRaceway Conduit100%2031**1BBPanelboards Molded Case Bkrs100%2029**5\$1,300BWiring Thermoplastic100%2031**1B	Gypsum Board	15%		LIFE	* *	5	\$13,800	В
Component TypeYou TotalFunction Listinated CostFeat FYContended CostContended CostFirstInder 600 Volts Service Equipment Fused Disc Sw100%2031**5\$200BOther Observation, Extent : Moderate, Area Affected : 100% Location : Electrical Room Explanation : 2- Main Service Switches Rated @ 800 Amperes Each800 Amperes EachSwitchgear / Switchboard Fused Disc Sw100%2031**5\$200BRaceway Conduit100%2031**1BPanelboards Wiring Thermoplastic100%2029**5\$1,300BWiring Thermoplastic100%2031**1B	Electrical		Current Repair	Futu	re Replacement	М	aintenance	
Component TypeTotal (Years)FY(Yrs)Component (Yrs)inder 600 Volts Service Equipment Fused Disc Sw100%2031** 5\$200BOther Observation, Extent : Moderate, Area Affected : 100% Location : Electrical Room Explanation : 2- Main Service Switches Rated @ 800 Amperes Each800 Amperes EachSwitchgear / Switchboard Fused Disc Sw100%2031** 5\$200BRaceway Conduit100%2031** 1BPanelboards Wiring Thermoplastic100%2029** 5\$1,300BMotor Controllers100%2031** 1B	ystem	% of	Fail Date Estimated Cos	t Vear	Estimated Cost	Cycle	Estimated Cost	Priorit
Type Image: Constraint of the service of the servi	-				Litillatea Cost	•	Litillated Cost	Coc
Service Equipment Fused Disc Sw100%2031**5\$200BOther Observation, Extent : Moderate, Area Affected : 100% Location : Electrical Room Explanation : 2- Main Service Switches Rated @ 800 Amperes EachSwitchgear / Switchboard Fused Disc Sw100%2031**5\$200BRaceway Conduit100%2031**1BPanelboards Molded Case Bkrs100%2029**5\$1,300BWiring Thermoplastic100%2031**1BMotor Controllers100%2031**1B								
Fused Disc Sw100%2031**5\$200BOther Observation, Extent : Moderate, Area Affected : 100% Location : Electrical Room Explanation : 2- Main Service Switches Rated @ 800 Amperes EachSwitchgear / Switchboard Fused Disc Sw100%2031**5\$200BRaceway Conduit100%2031**1BPanelboards Molded Case Bkrs100%2029**5\$1,300BWiring Thermoplastic100%2031**1BMotor Controllers100%2031**1B								
Other Observation, Extent : Moderate, Area Affected : 100% Location : Electrical Room Explanation : 2- Main Service Switches Rated @ 800 Amperes EachSwitchgear / Switchboard Fused Disc Sw100%2031**5\$200BRaceway Conduit100%2031**1BPanelboards Wiring Thermoplastic100%2029**5\$1,300BWiring Motor Controllers100%2031**1B	1 1	1000			de de	_	***	P
Location : Electrical RoomExplanation : 2- Main Service Switches Rated @ 800 Amperes EachSwitchgear / Switchboard2031**5\$200BFused Disc Sw100%2031**1BRaceway						5	\$200	В
Explanation : 2- Main Service Switches Rated @ 800 Amperes EachSwitchgear / Switchboard Fused Disc Sw100%2031**5\$200BRaceway Conduit100%2031**1BPanelboards Molded Case Bkrs100%2029**5\$1,300BWiring Thermoplastic100%2031**1BMotor Controllers100%2031**1B				, Area Affe	ected : 100%			
Switchgear / Switchboard Fused Disc Sw100%2031** 5\$200BRaceway Conduit100%2031** 1BPanelboards Molded Case Bkrs100%2029** 5\$1,300BWiring Thermoplastic100%2031** 1BMotor Controllers100%2031** 1B								
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 100% 2031 ** 1 B		Explana	ition : 2- Main Service Switc	hes Rated	@ 800 Amperes Ed	ach		
Conduit100%2031**1BPanelboardsMolded Case Bkrs100%2029**5\$1,300BWiringThermoplastic100%2031**1BMotor ControllersKKKKKK	5	100%		2031	* *	5	\$200	В
Panelboards Molded Case Bkrs100%2029** 5\$1,300BWiring Thermoplastic100%2031** 1BMotor Controllers								
Molded Case Bkrs100%2029**5\$1,300BWiring Thermoplastic100%2031**1BMotor Controllers		100%		2031	* *	1		В
Wiring Thermoplastic100%2031**1BMotor Controllers		1000		0000		~	\$1.0 00	n
Thermoplastic100%2031* * 1BMotor Controllers		100%		2029	* *	5	\$1,300	В
Motor Controllers	-	100%		2031	* *	1		В
	Locally Mounted	100%		2026	* *	5	\$300	В

Ground

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

MIRACLE MAKERS - SRO

Asset # : 51

	A33	$e(\pi, J)$				
Electrical	Current Repair	Futur	e Replacement	Μ	aintenance	
System Component Type	% of Fail Date Estimat Total (Years)	ed Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Ground						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$700	В
	Other Observation, Extent : Mo	oderate, Area Affe	ected : 100%			
	Location : Basement					
Stand-by Power	Explanation : Metal Water P	ipe				
Transfer Switches						
Automatic	100%	2026	* *	1	\$15,400	В
Generators	100/0	2020		-	\$10,100	D
Diesel	100%	2024	* *	1	\$19,300	В
	Other Observation, Extent : Ma	oderate, Area Affe	ected : 100%		. ,	
	Location : Generator Room					
	Explanation : 100 Kw, Dmt C	Genset				
Batteries						
Lead/Acid	100%	2014	\$600	5	\$1,800	В
Fuel Storage						
Day Tank	100%	2029	* *	5	\$9,100	В
Lighting						
Interior Lighting Fluorescent	40%	2016	\$16,400	10	¢10,000	В
Fluorescent	40% Other Observation, Extent : Ma		\$46,400	10	\$18,000	D
	Location : Throughout The B		<i>cieu</i> : 10070			
	Explanation : T-12 Lamps					
Fluorescent	60%	2026	* *	10	\$27,000	В
Tuorescent	Other Observation, Extent : Mo		ected : 100%	10	\$27,000	Ъ
	Location : Throughout The B					
	Explanation : T-8 Lamps					
Egress Lighting						
Exit, Service	100%	2021	\$7,900	1		В
Exterior Lighting						
HID	100%	2016	\$2,000	10	\$200	В
Mechanical	Current Repair	Futur	e Replacement	M	aintenance	
System	% of Fail Date Estimat	ed Cost Voor	Estimated Cost	Cycle	Estimated Cost	Priority
Component	Total (Years)	FY	Estimated COSt	(Yrs)	Estimated Cost	Code
Туре				(-~)		
Heating						
Energy Source	100%	2041	* *	1		P
Natural Gas	100%	2041	-11-	1		В

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

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

MIRACLE MAKERS - SRO

Asset # : 51

Mechanical	Current Repair	Futur	e Replacement	Μ	aintenance	
System Component Type	% of Fail Date Estim Total (Years)	ated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating						
Conversion Equipment	1.00/	2026	* *	1	¢ 2 400	D
Furnace	10% Other Observation, Extent : A Location : Roof Explanation : 4 Units	2026 Light, Area Affected		1	\$2,400	В
Hot Water Boiler	90% Other Observation, Extent : . Location : Boiler Room Explanation : 2 Units 2,54		* * ! : 100%	1	\$21,900	В
Distribution		,000 <i>Blu III Lu</i>				
Hot Wtr Piping/Pump	100%	2037	* *	4	\$2,400	В
Terminal Devices	1000/	2024	* *	1	¢15 000	р
Convector/Radiator	100%	2034	* *	1	\$15,900	В
Energy Source Electricity	100%	2029	* *	1		В
Conversion Equipment	100%	2029		1		D
Ext Pkg Unit - Cooling	5% Other Observation, Extent : .	2026	* *	2	\$200	В
	Location : 1st Floor Explanation : For Elevator	Machinery Room				
Window/Wall Unit	40%	2019	\$44,900	1		B
No Component	55%					D
/entilation Distribution						
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$27,300	В
Exhaust Fans					+,	
Roof	100% Now Unit Inoperable, Extent : Mo Location :	\$8,700 2026 derate, Area Affecte	* * ed : 20%	2	\$1,200	В
Plumbing						
H/C Water Piping						
Galv Iron/Steel	100%	2034	* *	1		В
Sanitary Piping	1000					-
Cast Iron	100%	LIFE	* *	1		В
Storm Drain Piping Cast Iron	100%	LIFE	* *	1		В
Sump Pump(s)	10070	LIFE		1		D
Rigid Piping	100%	2026	* *	4	\$2,000	В
Backflow Preventer Generic	100%	2026	* *	1	\$3,000	В
/ertical Transport						
Elevators						
Hydraulic	100% Other Observation, Extent : Location : B, 1-3	LIFE Light, Area Affected	* * ! : 100%			С
	Explanation : Two Units					

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

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.

DEPT. OF HOMELESS SERVICES - FY 2013 Print Date : 22-Oct-2012

Asset Name	: MOUNT EDEN SRO		
Address	: 50 WEST MOUNT EDEN AVE. @IN	WOOD 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



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

MOUNT EDEN SRO

Asset # : 50

		Current F	Repair	Futur	e Replacement	M	aintenance	
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit Co
erior								
Exterior Walls Masonry: Brick	-	Now Crumbling, : Bulkheau	\$44,100 Extent : Light, Are d C	LIFE ea Affecte	* * ed : 1%	5	\$67,300	А
Window Wall	10%			2041	* *	5	\$28,000	А
Windows	10,0			2011		0	¢ 2 0,000	
Aluminum	100%			2037	* *	5	\$5,000	А
Parapets								
Masonry: Brick	90%			LIFE	* *	5	\$4,200	А
Metal Panel	10%	Now	\$4,000	2041	* *	5	\$900	А
		aged Copii : Main Roe	ngs, Extent : Moder of	ate, Area	a Affected : 30%			
Modified Bitumen	Location Blisters, E Location	: Through xtent : Sev : Through	ere, Area Affected :	30%		%		A
		: Through	out	Jueruie, I	55			
erior		-	out					
Floors	Location	-	out			5	¢17.100	
Floors Cast in Place Concrete	Location	-	out	LIFE	**	5	\$17,100	C
Floors Cast in Place Concrete Ceramic Tile	Location 10% 5%	: Through		LIFE 2030	**	5	\$3,900	С
Floors Cast in Place Concrete	Location 10% 5% 85% Punct/Tea	: Through	\$123,700 Damage, Extent : Ma	LIFE 2030 2021	** ** \$618,500	5 3		
Floors Cast in Place Concrete Ceramic Tile Vinyl Tile Interior Walls	Location 10% 5% 85% Punct/Tea Location	: Through Now r/Impact D	\$123,700 Damage, Extent : Ma	LIFE 2030 2021 oderate, .	* * * * \$618,500 Area Affected : 309	5 3 %	\$3,900 \$24,900	C C
Floors Cast in Place Concrete Ceramic Tile Vinyl Tile Interior Walls Concrete Masonry Unit	Location 10% 5% 85% Punct/Tea Location 30%	: Through Now r/Impact D	\$123,700 Damage, Extent : Ma	LIFE 2030 2021 oderate, .	* * ** \$618,500 Area Affected : 309 * *	5 3 %	\$3,900 \$24,900 \$11,200	C C C
Floors Cast in Place Concrete Ceramic Tile Vinyl Tile Interior Walls Concrete Masonry Unit Glass: Single Pane	Location 10% 5% 85% Punct/Tea Location 30% 10%	: Through Now r/Impact D	\$123,700 Damage, Extent : Ma	LIFE 2030 2021 oderate, . LIFE LIFE	** \$618,500 Area Affected : 309 **	5 3 %	\$3,900 \$24,900	C C C C
Floors Cast in Place Concrete Ceramic Tile Vinyl Tile Interior Walls Concrete Masonry Unit Glass: Single Pane Masonry: Brick	Location 10% 5% 85% Punct/Tea Location 30%	: Through Now r/Impact D	\$123,700 Damage, Extent : Ma	LIFE 2030 2021 oderate, .	* * ** \$618,500 Area Affected : 309 * *	5 3 %	\$3,900 \$24,900 \$11,200	C C C
Floors Cast in Place Concrete Ceramic Tile Vinyl Tile Interior Walls Concrete Masonry Unit Glass: Single Pane Masonry: Brick Ceilings	Location 10% 5% 85% Punct/Tea Location 30% 10% 60%	: Through Now r/Impact D	\$123,700 Damage, Extent : Ma	LIFE 2030 2021 oderate, . LIFE LIFE LIFE	** \$618,500 Area Affected : 309 ** ** **	5 3 % 5 5	\$3,900 \$24,900 \$11,200 \$7,000	C C C C C C
Floors Cast in Place Concrete Ceramic Tile Vinyl Tile Interior Walls Concrete Masonry Unit Glass: Single Pane Masonry: Brick	Location 10% 5% 85% Punct/Tea Location 30% 10%	: Through Now r/Impact D	\$123,700 Damage, Extent : Ma	LIFE 2030 2021 oderate, . LIFE LIFE	** \$618,500 Area Affected : 309 **	5 3 %	\$3,900 \$24,900 \$11,200	C C C C

Electrical	Current Repair	Future Replacement	Μ	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts					
Service Equipment					
Fused Disc Sw	100%	2041 **	5	\$200	В
	Other Observation, Extent : Moderate,	Area Affected : 100%			
	Location : Electrical Room				
	Explanation : Two 1800 Amps Main I	Disconnect Switch			

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

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

MOUNT EDEN SRO

Asset # : 50

Electrical	Current Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimat Total (Years)	ed Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Jnder 600 Volts						
Switchgear / Switchboard						
Fused Disc Sw	100%	2041	* *	5	\$200	В
Raceway	1000/	20.11	ale ale			P
Conduit	100%	2041	* *	1		В
Panelboards Molded Case Bkrs	100%	2037	* *	5	\$1,400	В
	100%	2057		3	\$1,400	D
Wiring Thermoplastic	100%	2041	* *	1		В
Motor Controllers	100%	2041		1		D
Locally Mounted	100%	2026	* *	5	\$400	В
Ground	10070	2020		5	ψτυυ	<u> </u>
Grounding Devices						
Generic	100%	LIFE	* *	5	\$800	В
	Other Observation, Extent : Lig	ght, Area Affected	: 50%			
	Location : At Water Main					
	Explanation : Corrosion					
Stand-by Power						
Transfer Switches						
Automatic	100%	2034	* *	1	\$16,400	В
Generators	1000/	2020	ale ale		*?. < . .	Ð
Diesel	100%	2030	* *	1	\$20,600	В
	Other Observation, Extent : Mo Location : Generator Room	baerate, Area Affec	sted : 100%			
	Explanation : One 125 Kva L) M T Gansat				
Batteries	Explanation : One 125 Kva L	M I Gensei				
Lead/Acid	100%	2014	\$600	5	\$2,000	В
Fuel Storage	10070	2014	φ000	5	\$2,000	<u> </u>
Day Tank	100%	2037	* *	5	\$9,700	В
Duy Tulli	Other Observation, Extent : Ma		cted : 100%	5	φ,,,,ου	D
	Location : Basement					
	Explanation : One 250 Gallo	n Tank				
_ighting						
Interior Lighting						
Fluorescent	90%	2021	\$111,200	10	\$43,100	В
	Other Observation, Extent : Me	oderate, Area Affeo	cted : 100%			
	Location : Throughout					
	Explanation : Lamp T-12					
HID	5%	2026	* *	10	\$100	В
	Other Observation, Extent : Mo	oderate, Area Affeo	cted : 100%			
	Location : Exterior					
	Explanation : Exterior					
Incandescent	5%	2021	\$6,200	2	\$100	В
Egress Lighting	500/					~
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.

MOUNT EDEN SRO

Asset # : 50

			Asset # : :	50				
Electrical		Current F	Repair	Future	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Cod
ightning Protection								
Arresters/Cabling	1000/			2026	* *	-	¢ 400	P
Generic	100%			2036	* *	5	\$400	В
Mechanical		Current F	Repair	Future	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Cod
leating								
Energy Source Natural Gas	100%			2041	* *	1		В
Conversion Equipment Hot Water Boiler	100%			2026	* *	1	\$25,900	В
Distribution Hot Wtr Piping/Pump	Location	ı : Basemer	\$5,800 Extent : Moderate, A at Boiler Room Vater Supply Is Inej		* * cted : 20%	4	\$2,600	В
Terminal Devices	1			5				
Convector/Radiator	100%			2026	* *	1	\$16,900	В
ir Conditioning Energy Source	1000/			2027	* *	1		D
Electricity Conversion Equipment	100%			2037		1		В
Ext Pkg Unit - Cooling		0-2 vice, Exten 1 : 4 Units C	\$4,000 t : Severe, Area Aff In Roof	2031 ected : 10	* *	2	\$800	В
Window/Wall Unit	70%		-	2016	\$83,700	1		В
entilation Distribution								
Distribution Ductwork/Diffusers	100%			LIFE	* *	2-5	\$29,100	В
Exhaust Fans	10070					20	\$29,100	D
Roof	100%			2029	* *	2	\$1,600	В
lumbing								
H/C Water Piping	1000/			2024	* *	1		D
Galv Iron/Steel	100%			2034	* *	1		В
HW Heat Exchanger Low Temp		servation, E 1 : Basemen	Extent : Light, Area	2031 Affected	* * : 100%	4	\$7,800	В
			u Exchanger Built-in	Boiler				
	2. prana		Bulli-III	201101				
Sanitary Piping Cast Iron	-	/Clogged, H	\$2,500 Extent : Severe, Are	LIFE a Affected	* * d : 10%	1		В
	Blockage		Extent : Severe, Are			1		В

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

MOUNT EDEN SRO

Asset # : 50

Mechanical	Current Repair	Future Rep	lacement	Maintenance	
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Estin FY	nated Cost Cy (Y)		Priority Code
Plumbing					
Sewage Ejector(s)					
Electric	100%	2026	** 4	\$2,000	В
Vertical Transport					
Elevators					
Hydraulic	100%	LIFE	* *		С
-	Other Observation, Extent : Mode	rate, Area Affected :	100%		
	Location : B-5				
	Explanation : 2 Units. Operation	on Control Panel Ma	lfunctioning		

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

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included ** Replacement cost estimated to be beyond ten years is not included in this report.

Asset # : 3011

Architecture		Current F	lepair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Cod
xterior				•				
Exterior Walls								
Masonry: Brick	Location Other Obse Location	: Courtyar ervation, E : Court Ya		South Fo Area Affe	acade ected : 50%	5	\$6,500	A
	-	on : Wall	Is Covered With St					
Masonry: Brick	90%			LIFE	* *	5	\$117,500	А
Masonry: Limestone	5%			LIFE	* *	5	\$4,900	Α
Windows								
Aluminum	95%			2037	* *	5	\$29,200	А
Metal Clad	5%	2-4	\$89,300 ts, Extent : Moderd	2046	* *	5	\$4,800	Α
	Location Thermally Location	Inefficient,	Extent : Moderate	e, Area A	ffected : 50%			
Parapets Cast Stone/Terra Cotta	5% Cracking/C Location	-	\$4,000 Extent : Moderate	LIFE e, Area Aj	* * ffected : 10%	5	\$3,600	А
	Open Joint Location		Moderate, Area Aj	ffected : 1	25%			
Masonry: Brick		ervation, E : Interior	xtent : Moderate, A	LIFE Area Affe	* * ected : 25%	5	\$8,300	А
	Explanat							
Masonry: Limestone		ion : Stucc	o Over Brick	LIFE	* *	5	\$600	A
Masonry: Limestone	5%	ion : Stucc Now Miss/Eroc		LIFE te, Area A		5	\$600	A
Roof	5% Jnt Mortar Location	ion : Stucc Now Miss/Eroc	o Over Brick \$2,700	te, Area A	Affected : 25%			
Roof Modified Bitumen	5% Jnt Mortar Location 95%	ion : Stucc Now Miss/Eroc	o Over Brick \$2,700	te, Area A 2021	Affected : 25% \$266,500	10	\$37,700	A
Roof Modified Bitumen Skylight, Metal/Glass	5% Jnt Mortar Location	ion : Stucc Now Miss/Eroc	o Over Brick \$2,700	te, Area A	Affected : 25%			
Roof Modified Bitumen Skylight, Metal/Glass terior	5% Jnt Mortar Location 95%	ion : Stucc Now Miss/Eroc	o Over Brick \$2,700	te, Area A 2021	Affected : 25% \$266,500	10	\$37,700	A
Roof Modified Bitumen Skylight, Metal/Glass iterior Floors	5% Jnt Mortar Location 95% 5%	ion : Stucc Now Miss/Eroc	o Over Brick \$2,700	2021 2041	Affected : 25% \$266,500 * *	10 10	\$37,700 \$6,600	A A
Roof Modified Bitumen Skylight, Metal/Glass Iterior Floors Carpet	5% Jnt Mortar Location 95% 5% 5%	ion : Stucc Now Miss/Eroc	o Over Brick \$2,700	2021 2041 2020	Affected : 25% \$266,500 * * \$36,700	10 10 3	\$37,700 \$6,600 \$12,700	A A C
Roof Modified Bitumen Skylight, Metal/Glass Iterior Floors Carpet Cast in Place Concrete	5% Jnt Mortar Location 95% 5% 5% 5%	ion : Stucc Now Miss/Eroc	o Over Brick \$2,700	2021 2041 2020 LIFE	Affected : 25% \$266,500 ** \$36,700 **	10 10 3 5	\$37,700 \$6,600 \$12,700 \$13,900	A A C C
Roof Modified Bitumen Skylight, Metal/Glass aterior Floors Carpet Cast in Place Concrete Ceramic Tile	5% Jnt Mortar Location 95% 5% 5% 5% 10%	ion : Stucc Now Miss/Eroc	o Over Brick \$2,700	2021 2041 2020 LIFE 2030	Affected : 25% \$266,500 * * \$36,700	10 10 3 5 5	\$37,700 \$6,600 \$12,700 \$13,900 \$12,700	A A C C C C
Roof Modified Bitumen Skylight, Metal/Glass nterior Floors Carpet Cast in Place Concrete	5% Jnt Mortar Location 95% 5% 5% 5%	ion : Stucc Now Miss/Eroc	o Over Brick \$2,700	2021 2041 2020 LIFE	Affected : 25% \$266,500 ** \$36,700 **	10 10 3 5	\$37,700 \$6,600 \$12,700 \$13,900	A A C C C C C C
Roof Modified Bitumen Skylight, Metal/Glass nterior Floors Carpet Cast in Place Concrete Ceramic Tile	5% Jnt Mortar Location 95% 5% 5% 5% 10%	ion : Stucc Now Miss/Eroc	o Over Brick \$2,700	2021 2041 2020 LIFE 2030	Affected : 25% \$266,500 ** \$36,700 ** **	10 10 3 5 5	\$37,700 \$6,600 \$12,700 \$13,900 \$12,700	A A C C C 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.

Asset # : 3011

			Asset # : 3	011				
Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Cod
nterior								
Interior Walls								
Ceramic Tile	10%			2030	* *	5	\$29,200	С
Concrete Masonry Unit	10%			LIFE	* *	5	\$11,700	С
Gypsum Board	50%			LIFE	* *	5	\$87,500	С
Masonry: Fieldstone	10%			LIFE	* *			С
Plaster	20%			LIFE	* *	5	\$17,500	С
Ceilings								
Exposed Struc: Steel	5%			LIFE	* *			В
Gypsum Board	75%			LIFE	* *	5	\$119,200	В
Plaster	20%			LIFE	* *	5	\$15,900	В
Electrical		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Cod
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2041	* *	5	\$400	В
	Other Ob:	servation, E	Extent : Moderate, A	Area Affe	ected : 100%			
	Location	n : Electrico	al Room					
	Explana	tion : Main	Service Switch Ra	ted @ 80	00 Amperes			
Switchgear / Switchboard								
Fused Disc Sw	100%			2041	* *	5	\$400	В
Raceway								
Conduit	100%			2041	* *	1		В
Panelboards								
Molded Case Bkrs	70%			2037	* *	5	\$1,600	В
Molded Case Bkrs	30%			2029	* *	5	\$700	В
Wiring								
Thermoplastic	100%			2041	* *	1		В
Motor Controllers								
Locally Mounted	100%			2034	* *	5	\$600	В
fround								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$1,300	В
ighting								
Interior Lighting								
Fluorescent	90%			2021	\$180,700	10	\$70,100	В
	Other Obs	servation, E	Extent : Moderate, A	Area Affe	ected : 100%			
	Location	1 : Through	out The Building					
	Explana	tion : Lamp	o T-12 , Cfl					
HID	5%			2021	\$1,700	10	\$100	В
			Extent : Moderate, A			-	+ - 50	_
		ı : Backyar		55 -				
		tion : Meta						
Incandescent	5%			2021	\$10,000	2	\$100	В
meanuescent	5%			2021	\$10,000	2	φ100	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.

Asset # : 3011

			A2261 # . 20					
Electrical		Current F	Repair	Futur	e Replacement	Μ	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Cod
ighting								
Egress Lighting								
Emergency, Service	50%			2021	\$6,900	1		В
Exit, Service	50%			2021	\$6,900	1		В
Mechanical		Current F	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Cod
leating								
Energy Source								
Natural Gas	100%			2041	* *	1		В
Conversion Equipment								
Steam Boiler	100%			2038	* *	1	\$84,200	В
			Extent : Light, Area	Affected	1:100%			
		ı : Boiler R						
	Explana	tion : 1 Uni	t					
Distribution	1000/			2021	* *	4	¢c 200	р
Steam Piping/Pump Terminal Devices	100%			2031		4	\$6,300	В
Convector/Radiator	100%			2034	* *	1	\$27,500	В
ir Conditioning	100%			2034		1	\$27,300	D
Energy Source								
Electricity	100%			2037	* *	1		В
Conversion Equipment								
Int Pkg Unit - Cooling	5%			2019	\$60,900	2	\$300	В
Window/Wall Unit	5%			2016	\$9,700	1		В
No Component	90%							D
Heat Rejection								
Remote Air Cond	100%			2021	\$56,500	2	\$59,200	В
entilation								
Distribution						- -	* •	-
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$47,400	В
Exhaust Fans	1000/			2026	* *	2	¢0 <00	п
Roof	100%			2026	<u>ት</u> ች	2	\$2,600	В
lumbing H/C Water Piping								
Galv Iron/Steel	100%			2034	* *	1		В
Sanitary Piping	10070			2054		1		U
Cast Iron	100%			LIFE	* *	1		В
Storm Drain Piping	0070							
Cast Iron	100%			LIFE	* *	1		В
Sump Pump(s)								
Rigid Piping	100%			2026	* *	4	\$2,000	В
-	-		oderate, Area Affe	cted : 50	%			
	Location	n : Basemen	et					
Backflow Preventer								
Generic	100%			2031	* *	1	\$5,200	В

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

Asset # : 3011

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

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

DEPT. OF HOMELESS SERVICES - FY 2013 Print Date : 22-Oct-2012

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



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

NEW PROVIDENCE

Asset # : 4442

chitecture		Current F	Repair	Futur	e Replacement	M	aintenance	
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Cod
erior								
Exterior Walls								
Masonry: Brick	85%			LIFE	* *	5	\$42,200	А
Masonry: Brick	10%		\$16,300	LIFE	* *	5	\$5,000	Α
			Extent : Moderate		ffected : 10%			
	Location	1 : Columns	At Two Story Wing	8				
Masonry: Limestone	5%			LIFE	* *	5	\$1,900	А
Windows								
Aluminum	95%			2037	* *	5	\$3,200	Α
Steel	5%	0-2	\$9,500	2046	* *	5	\$1,000	А
	Deteriora	ted Finish,	Extent : Moderate,	Area Afj	fected : 50%			
	Location	ı : Stairs						
	Thermally	Inefficient	Extent : Moderate	, Area A	ffected : 50%			
	Location	ı : Stairs						
Parapets								
Cast Stone/Terra Cotta	5%	Now	\$2,300	LIFE	* *	5	\$1,000	А
	Open Joir	nts, Extent :	Moderate, Area Af	fected : .	50%			
	Location	n : Coping A	At North Parapet O	f Six Sto	ry Wing			
Masonry: Brick	70%	Now	\$119,200	LIFE	* *	5	\$1,800	А
j.	Diagonal		tent : Severe, Area		: 15%	-	, ,	
	-	1 : Six Story		55				
		-	l, Extent : Moderat	e, Area A	Affected : 50%			
		n : Six Story			55			
		-	Extent : Severe, Ar	ea Affect	ed : 50%			
	-		out South Facade (
Masonry: Brick	15%	0		LIFE	**	5	\$400	А
Metal Rail	5%			2026	* *	5-10	\$2,400	A
Pre-Cast Concrete	5%	Now	\$300	LIFE	* *	5	\$2,400	A
r re-Cast Concrete			d, Extent : Moderat			5	φ800	Л
			of Six Story Wing	c, 11/cu 1	1.j.c.icu . 2570			
Roof	Locunor		-, sat story thing					
Modified Bitumen	65%	Now	\$97,400	2031	* *			А
Modified Dituffeli			97,400 lerate, Area Affecte					Л
			Story Wing	.u . 10/0				
			: Moderate, Area	Affected	· 25%			
			Story Wing	ijjecieu	. 2370			
M I'C' I'D'			Story willig	0001		10	.	•
Modified Bitumen	30%			2021	\$45,000	10	\$6,400	A
Skylight, Metal/Glass	5%			2031	* *	10	\$3,500	Α

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.

NEW PROVIDENCE

Asset # : 4442

rchitecture		Current	Kepair	Futur	e Replacement	M	aintenance	
vstem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Cod
terior								•
Floors						_		_
Carpet	25%			2017	\$72,900	3	\$25,300	С
Cast in Place Concrete	10%		*****	LIFE	* *	5	\$11,100	C
Ceramic Tile	Location	: Showers	\$109,300 , Extent : Moderate And First Floor R d, Extent : Moderat	estroom	-	5	\$2,500	C
	Location	: Showers	And First Floor R	estroom				
Quarry Tile	-	Now Crumbling : Kitchen	\$7,900 , Extent : Moderate	2034 , Area Aj	* * ffected : 25%	5	\$1,900	С
Vinyl Tile	25%		\$58,800	2026	* *	3	\$4,700	С
	-	-	, Extent : Moderate	-	ffected : 20%			
	Poor Subf	loor Evide	· Lobbies And Corr nt, Extent : Modera		Affected : 25%			
Vinyl Tile	25%	: Corrido	rs	2021	\$117,500	3	\$4,700	C
Interior Walls	23%			2021	\$117,300	3	\$4,700	C
Ceramic Tile	5% Broken/Mi	Now issing Elen	\$8,700 nents, Extent : Mod	2030 erate, Ar	* * ea Affected : 30%	5	\$1,500	С
	Jnt Morta	: Showers r Miss/Ero : Showers	d, Extent : Moderat	e, Area A	Affected : 25%			
Concrete Masonry Unit	10%			LIFE	* *	5	\$2,400	С
Gypsum Board	55%			LIFE	* *	5	\$19,900	С
Plaster	25%			LIFE	* *	5	\$4,500	С
Plaster	5%	Now	\$5,400	LIFE	* *	5	\$900	С
		-	nents, Extent : Seve er Srever Room	re, Area	Affected : 25%			
Ceilings	200/			2026	* *	-	¢40,400	р
AcousTileSusp.Lay-In	80%			2026	* *	5	\$40,400	B
Gypsum Board	20%			LIFE		5	\$12,600	В
lectrical		Current	Repair	Futur	e Replacement	M	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Cod
nder 600 Volts								-
Service Equipment								
Fused Disc Sw	100%			2041	* *	5	\$200	В
	Location	: Electric						
	Explana	tion : Main	Service Protector	Rated 80	00 Amperes.			
Switchgear / Switchboard	5 064			00.44	als -t-	~	#100	n
Fused Disc Sw	50%			2041	* *	5	\$100 \$500	B
Molded Case Bkrs	50%			2041	* *	5	\$500	В

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

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

NEW PROVIDENCE

Asset # : 4442

Electrical		Current Repair	Futu	e Replacement	Μ	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Jnder 600 Volts							
Raceway							
Conduit	80%		2041	* *	1		В
Conduit	20%		2021	\$500	1		В
Panelboards							
Fused Disc Sw	10%		2037	* *	5	\$100	В
Molded Case Bkrs	90%		2037	* *	5	\$800	В
Wiring							
Thermoplastic	100%		2041	* *	1		В
Motor Controllers							
Locally Mounted	100%		2034	* *	5	\$200	В
fround							
Grounding Devices							
Generic	100%		LIFE	* *	5	\$500	В
ighting							
Interior Lighting							
Fluorescent	98%		2026	* *	10	\$30,300	В
	Other Obs	ervation, Extent : Moderate,	Area Affe	ected : 100%			
	Location	1 : Throughout The Building					
	Explana	tion : Using T8 And T12 Lam	ps				
HID	1%		2026	* *	10		В
Incandescent	1%		2026	* *	2		В
Egress Lighting							
Emergency, Service	50%		2026	* *	1		В
Exit, Service	50%		2026	* *	1		В
Wechanical		Current Repair	Futu	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Cod
Ieating							
Energy Source							
Natural Gas	100%		2041	* *	1		В
Conversion Equipment							
Steam Boiler	100%		2034	* *	1	\$33,500	В
		ervation, Extent : Light, Area		! : 100%	-	+,	_
		n : Boiler Room	55				
		tion : 1 Unit					
Distribution							
Steam Piping/Pump	100%		2031	* *	4	\$2,500	В
Terminal Devices	100/0		_001		•	÷=,000	-
Air Handler	20%		2021	\$40,500	1	\$4,200	В
Convector/Radiator	80%		2021	φ + 0,500 * *	1	\$8,700	B
Air Conditioning	0070		2034		1	ψ0,700	U
Energy Source							
	100%		2037	* *	1		R
Electricity	100%		2037	* *	1		В

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

NEW PROVIDENCE

Asset # : 4442

Mechanical	Curren	t Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Dat Total (Years	te Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit Coc
Air Conditioning							
Conversion Equipment							
Heat Pump	20%		2022	\$300	2	\$400	В
Window/Wall Unit	60%		2019	\$46,400	1	¢100	B
No Component	20%		2017	\$10,100			D
Ventilation							
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$18,800	В
Exhaust Fans						. ,	
Roof	100%		2026	* *	2	\$1,000	В
Plumbing							
H/C Water Piping							
Galv Iron/Steel	90%		2034	* *	1		В
Galv Iron/Steel	10%		2034	* *	1		В
Water Heater							
Gas Fired	100%		2019	\$8,700	2	\$500	В
	Other Observation,	Extent : Light, Area	Affected	: 100%			
	Location : Boiler	Room					
	Explanation : 2 U	Inits					
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		В
Storm Drain Piping							
Cast Iron	90%		LIFE	* *	1		В
Plastic/PVC	10%		2038	* *	1		В
Sump Pump(s)							
Rigid Piping	100%		2026	* *	4	\$2,000	В
Backflow Preventer							
Generic	100%		2026	* *	1	\$2,100	В
Fixtures							
Generic	100%						В
		Extent : Severe, Area	Affected	l : 100%			
	Location : Throug	ghout					
Vertical Transport							
Elevators							
Hydraulic	100%		LIFE	* *			С
		Extent : Light, Area	Affected	: 100%			
	Location : B-6						
	Explanation : 2 U	Inits, 1 Unit Not In Se	ervice				

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

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

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.

Asset # : 4453

Architecture	Cu	urrent Repair	Futur	e Replacement	Μ	aintenance	
ystem Component Type		al Date Estimated Cost Vears)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Cod
xterior							
Exterior Walls							
Masonry: Brick	90%		LIFE	* *	5	\$238,600	Α
Masonry: Brick	3%		LIFE	* *	5	\$8,000	А
		ation, Extent : Moderate, A	Area Affe	cted : 100%			
		pper Wall Facing Roof					
		: Stucco Over Brick					
Masonry: Sandstone	7%		LIFE	* *	5	\$13,900	А
Windows							
Aluminum	100%		2043	* *	5	\$17,900	А
Parapets							
Copper/Terne	10%		2056	* *	5	\$33,200	А
Masonry: Brick	85%		LIFE	* *	5	\$58,300	А
Pre-Cast Concrete	5%		LIFE	* *	5	\$21,600	А
Roof					4.0		
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	Α
Skylight, Metal/Glass	5%		2041	* *	10	\$50,600	А
nterior							
Floors	5.50/		2020	* *	2	\$ < 0, 2 0 0	a
Vinyl Tile	55%		2029		3	\$68,300	С
	Location : T	e Evident, Extent : Light, A	Area Ађ	ectea : 100%			
		nrougnoui					
Vinyl Tile	25%		2021	\$626,000	3	\$23,300	С
Wood	20%		2024	* *	5	\$93,200	С
Interior Walls					-	. .	
Gypsum Board	10%		LIFE	* *	5	\$11,700	С
	-	e Evident, Extent : Light, I	Area Aff	ected : 100%			
	Location : T	hroughout					
Gypsum Board	10%		LIFE	* *	5	\$11,700	С
Masonry: Brick	75%		LIFE	* *			С
Wood	5%		LIFE	* *	5	\$38,800	С

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

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

Asset # : 4453

rchitecture	Current Repair	Future Replacemen	t M	laintenance	
vstem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Co FY	ost Cycle (Yrs)	Estimated Cost	Priority Cod
terior					
Ceilings	50/	2026	* 5	¢1 2 400	D
AcousTileSusp.Lay-In	5% Water Penetration, Extent : Moderate,	2020	** 5	\$12,400	В
	Location : Room 9	Area Affectea . 570			
AcousTileSusp.Lay-In	10%	2038 *	** 5	\$24,900	В
	Recent Replace Evident, Extent : Light		-	+= .,> = =	_
	Location : Throughout				
Embossed Metal	5%	LIFE *	** 5	\$5,600	В
Exposed Struc: Steel	50%		*		В
	Recent Repair Evident, Extent : Light, Location : Drill Floor	Area Affected : 50%			
Exposed Struc: Wood	30%	LIFE *	< *		В
-	Recent Repair Evident, Extent : Light,	Area Affected : 50%			
	Location : Drill Floor				
lectrical	Current Repair	Future Replacemen	t M	aintenance	
vstem Component	% of Fail Date Estimated Cost	Year Estimated Co	ost Cycle	Estimated Cost	Priority
Туре	Total (Years)	FY	(Yrs)		Cod
nder 600 Volts					
Service Equipment					
Fused Disc Sw	100% 0-2 \$3,800	2001	** 5	\$400	В
	On Extended Life, Extent : Moderate, A	Area Affected : 100%			
	On Extended Life, Extent : Moderate, A Location : Electrical Room	Area Affected : 100%			
Switchgear / Switchboard	Location : Electrical Room		** 5	\$2 200	P
Switchgear / Switchboard Molded Case Bkrs	Location : Electrical Room 100% 2-4 \$126,000	2051 *	** 5	\$2,200	В
•	Location : Electrical Room	2051 *	** 5	\$2,200	В
Molded Case Bkrs	Location : Electrical Room 100% 2-4 \$126,000 On Extended Life, Extent : Moderate, A	2051 *	** 5	\$2,200	В
•	Location : Electrical Room 100% 2-4 \$126,000 On Extended Life, Extent : Moderate, A	2051 *		\$2,200	B
Molded Case Bkrs Raceway	Location : Electrical Room 100% 2-4 \$126,000 On Extended Life, Extent : Moderate, A Location : Electrical Room	2051 * Area Affected : 100% 2021 \$26,50		\$2,200	
Molded Case Bkrs Raceway Conduit	Location : Electrical Room 100% 2-4 \$126,000 On Extended Life, Extent : Moderate, A Location : Electrical Room 80%	2051 * Area Affected : 100% 2021 \$26,50	00 1	\$2,200	В
Molded Case Bkrs Raceway Conduit Conduit	Location : Electrical Room 100% 2-4 \$126,000 On Extended Life, Extent : Moderate, A Location : Electrical Room 80% 20%	2051 * Area Affected : 100% 2021 \$26,50 2041 * 2037 *	00 1 ** 1 ** 5	\$900	B B B
Molded Case Bkrs Raceway Conduit Conduit Panelboards Molded Case Bkrs Molded Case Bkrs	Location : Electrical Room 100% 2-4 \$126,000 On Extended Life, Extent : Moderate, A Location : Electrical Room 80% 20%	2051 * Area Affected : 100% 2021 \$26,50 2041 *	00 1 ** 1 ** 5		B B
Molded Case Bkrs Raceway Conduit Conduit Panelboards Molded Case Bkrs Molded Case Bkrs Wiring	Location : Electrical Room 100% 2-4 \$126,000 On Extended Life, Extent : Moderate, A Location : Electrical Room 80% 20% 80%	2051 * Area Affected : 100% 2021 \$26,5 2041 * 2037 * 2020 \$76,4	00 1 ** 1 ** 5 00 5	\$900	B B B B
Molded Case Bkrs Raceway Conduit Conduit Panelboards Molded Case Bkrs Molded Case Bkrs	Location : Electrical Room 100% 2-4 \$126,000 On Extended Life, Extent : Moderate, A Location : Electrical Room 80% 20% 80% 80% 80% 80% 80% 80% 80% 80% 80% 80% 80%	2051 * Area Affected : 100% 2021 \$26,50 2041 * 2037 * 2020 \$76,40 2046 *	00 1 ** 1 ** 5	\$900	B B B
Molded Case Bkrs Raceway Conduit Conduit Panelboards Molded Case Bkrs Molded Case Bkrs Wiring	Location : Electrical Room 100% 2-4 \$126,000 On Extended Life, Extent : Moderate, A Location : Electrical Room 80% 20% 80% 20% 80% 20% 80% 20% 80% 20% 80% 20% 80% 20% 80% 20% 80% 2-4 \$8,100 Insulation Aged, Extent : Moderate, A	2051 * Area Affected : 100% 2021 \$26,50 2041 * 2037 * 2020 \$76,40 2046 *	00 1 ** 1 ** 5 00 5	\$900	B B B B
Molded Case Bkrs Raceway Conduit Conduit Panelboards Molded Case Bkrs Molded Case Bkrs Wiring Braided Cloth	Location : Electrical Room 100% 2-4 \$126,000 On Extended Life, Extent : Moderate, A Location : Electrical Room 80% 20% 80% 20% 80% 20% 80% 20% 80% 20% 80% 20% Location Aged, Extent : Moderate, An Location : Throughout The Building	2051 * Area Affected : 100% 2021 \$26,50 2041 * 2037 * 2020 \$76,40 2046 * rea Affected : 100%	00 1 ** 1 ** 5 00 5 ** 1	\$900	B B B B
Molded Case Bkrs Raceway Conduit Conduit Panelboards Molded Case Bkrs Molded Case Bkrs Wiring Braided Cloth Thermoplastic	Location : Electrical Room 100% 2-4 \$126,000 On Extended Life, Extent : Moderate, A Location : Electrical Room 80% 20% 80% 20% 80% 20% 80% 20% 80% 20% 80% 20% 80% 20% 80% 20% 80% 2-4 \$8,100 Insulation Aged, Extent : Moderate, A	2051 * Area Affected : 100% 2021 \$26,50 2041 * 2037 * 2020 \$76,40 2046 * rea Affected : 100%	00 1 ** 1 ** 5 00 5	\$900	B B B B
Molded Case Bkrs Raceway Conduit Conduit Panelboards Molded Case Bkrs Molded Case Bkrs Wiring Braided Cloth	Location : Electrical Room 100% 2-4 \$126,000 On Extended Life, Extent : Moderate, A Location : Electrical Room 80% 20% 80% 20% 80% 20% 80% 20% 80% 20% 80% 20% Location Aged, Extent : Moderate, An Location : Throughout The Building	2051 * Area Affected : 100% 2021 \$26,50 2041 * 2037 * 2020 \$76,44 2046 * rea Affected : 100% 2041 *	00 1 ** 1 ** 5 00 5 ** 1	\$900	B B B 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.

Asset # : 4453

	Asset # :	1100				
Electrical	Current Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)	t Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Ground Grounding Devices Generic	100% 0-2 \$1,000 Other Observation, Extent : Moderate Location : Basement Explanation : Corroded		* * sted : 100%	5	\$2,400	В
ighting Interior Lighting Fluorescent	20% Other Observation, Extent : Moderate Location : Throughout The Building Explanation : Compact Fl		\$85,000 ted : 100%	10	\$30,500	В
Fluorescent	80% Other Observation, Extent : Moderate Location : Throughout The Building Explanation : T-8 Lamps		* * ted : 100%	10	\$121,800	В
Egress Lighting Emergency, Service Exit, Service	50% 50%	2021 2026	\$14,600 * *	1 1		B B
Exterior Lighting HID	100%	2016	\$7,100	10	\$500	В
Mechanical	Current Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)	t Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Cod
eating Energy Source						
Interruptible Gas/Dual Fuel	100%	2041	* *	1		В
-	100% 100% Other Observation, Extent : Light, Ard Location : Boiler Room Explanation : 2 Units	2034	* *	1	\$164,600	B
Fuel Conversion Equipment	100% Other Observation, Extent : Light, Arc Location : Boiler Room	2034 ea Affected : 0 2041	**		\$164,600 \$8,200	
Fuel Conversion Equipment Steam Boiler Distribution	100% Other Observation, Extent : Light, Ard Location : Boiler Room Explanation : 2 Units 100% Now \$64,800 Leak Evident, Extent : Severe, Area A	2034 ea Affected : 0 2041	**	1		В
Fuel Conversion Equipment Steam Boiler Distribution Steam Piping/Pump Terminal Devices	100% Other Observation, Extent : Light, Ard Location : Boiler Room Explanation : 2 Units 100% Now \$64,800 Leak Evident, Extent : Severe, Area Aj Location : Basement	2034 ea Affected :) 2041 ffected : 10%	** • 100% **	1	\$8,200	B

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.

Asset # : 4453

lechanical		Current Repair	Futur	e Replacement	M	aintenance	
ystem Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Cod
entilation							
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$92,600	В
Exhaust Fans							
Interior	50%		2021	\$3,900	2	\$2,600	В
Roof	50%		2016	\$21,400	2	\$2,600	В
umbing H/C Water Piping Galy Iron/Steel	100%		2026	* *	1		В
Water Heater	10070		2020		-		
Gas Fired	50%		2019	\$23,300	2	\$1,200	В
Oil Fired	50%		2019	\$31,100	1	\$2,500	В
Sanitary Piping				. ,		. ,	
Cast Iron	100%		LIFE	* *	1		В
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		В
Backflow Preventer							
Generic	100%		2026	* *	1	\$10,300	В
Fixtures							
Generic	100%						В
		Fixtures, Extent : Severe, Area a : Throughout	Affected	l : 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	: PATH - POWERS FAMILY RESIDEN	NCE	
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.

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

Asset # : 1948

Architecture	Current Repair		Futur	Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
xterior								
Exterior Walls								
Masonry: Brick	97%		LIFE	* *	5	\$67,700	А	
Window Wall	3%		2041	* *	5	\$7,800	А	
Windows								
Aluminum	100%		2037	* *	5	\$4,700	А	
Parapets								
Metal Rail	100%		2034	* *	5-10	\$132,600	А	
Roof								
Metal Panel	25%		2034	* *	10	\$27,300	А	
Modified Bitumen	75%		2026	* *	10	\$44,700	А	
nterior								
Floors								
Ceramic Tile	5%		2030	* *	5	\$4,100	С	
Vinyl Tile	95%		2026	* *	3	\$38,500	С	
Interior Walls								
Concrete Masonry Unit	10%		LIFE	* *	5	\$3,900	С	
Glass: Single Pane	3%		LIFE	* *	5	\$2,200	С	
Gypsum Board	87%		LIFE	* *	5	\$50,600	С	
Ceilings						,		
Gypsum Board	80%		LIFE	* *	5	\$81,100	В	
Plaster	20%		LIFE	* *	5	\$10,100	В	

ectrical	Current Repair	Future Rep	lacement	M	aintenance	
stem Component Type	% of Fail Date Estin Total (Years)	mated Cost Year Estim FY	mated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
der 600 Volts						
Service Equipment						
Fused Disc Sw	70%	2031	* *	5	\$200	В
	Other Observation, Extent	: Moderate, Area Affected :	100%			
	Location : Electrical Roo	m				
	Explanation : Two 1200	Amps Main Disconnect Swit	ch			
Fused Disc Sw	30%	2041	* *	5	\$100	В
	Other Observation, Extent	: Moderate, Area Affected :	100%			
	Location : Electrical Roo	m				
	Explanation : One 1600	Amps Main Disconnect Swii	ch			
Switchgear / Switchboard						
Fused Disc Sw	70%	2031	* *	5	\$200	В
Fused Disc Sw	30%	2041	* *	5	\$100	В
Raceway						
Conduit	100%	2041	* *	1		В
Panelboards						
Molded Case Bkrs	100%	2029	* *	5	\$1,500	В
Wiring						
Thermoplastic	100%	2041	* *	1		В
Motor Controllers						
Locally Mounted	100%	2026	* *	5	\$400	В

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

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

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

Asset # : 1948

		ASSET		o Doulous				
Electrical	Current Repair Future Rep			e Replacement	M	aintenance		
System Component Type	% of Total	Fail Date Estimated (Years)	l Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
fround								
Grounding Devices								
Generic	100%		LIFE	* *	5	\$800	В	
Lighting								
Interior Lighting	500/		2021	\$64,100	10	\$24,000	р	
Fluorescent	50% Other Obse	ervation, Extent : Mod	2021 Jarata Arag Affe	\$64,100	10	\$24,900	В	
		: Throughout	ieruie, Areu Ajje	cieu . 10070				
		ion : T-12 Lamps						
Fluorescent	45%	ion : 1 12 Eamps	2026	* *	10	\$22,400	В	
Tuorescent		ervation, Extent : Mod		cted : 100%	10	ψ22,400	D	
		: Throughout	<i>ieraie</i> , 11 ea 1 <u>9</u> <i>j</i> e					
		ion : T-8 Lamps						
HID	5%	1	2021	\$1,100	10	\$100	В	
111D	- / -	ervation, Extent : Mod			10	φ100	D	
		: Parapet	, 55					
	Explanat	ion : Mercury						
Egress Lighting		-						
Emergency, Service	50%		2021	\$4,400	1		В	
Exit, Service	50%		2021	\$4,400	1		В	
		Current Densin	F	- Deviseoment	34	-:		
		Current Repair	Futur	e Replacement	Μ	aintenance		
	% of Total	Current Repair Fail Date Estimated (Years)		e Replacement Estimated Cost		aintenance Estimated Cost	-	
System Component Type		Fail Date Estimated	d Cost Year		Cycle		-	
System Component Type		Fail Date Estimated	d Cost Year		Cycle			
System Component Type Jeating		Fail Date Estimated	d Cost Year		Cycle		-	
System Component Type Heating Energy Source	Total	Fail Date Estimated	d Cost Year FY	Estimated Cost	Cycle (Yrs)		Cod	
System Component Type Ieating Energy Source Natural Gas	Total 100%	Fail Date Estimated (Years)	d Cost Year FY 2041 2034	Estimated Cost **	Cycle (Yrs)		Cod	
System Component Type Heating Energy Source Natural Gas Conversion Equipment	Total 100% 100% Other Obse	Fail Date Estimated (Years) ervation, Extent : Light	d Cost Year FY 2041 2034	Estimated Cost **	Cycle (Yrs)	Estimated Cost	Cod B	
System Component Type leating Energy Source Natural Gas Conversion Equipment	Total 100% 100% Other Obse Location	Fail Date Estimated (Years) ervation, Extent : Ligh : Basement	d Cost Year FY 2041 2034	Estimated Cost **	Cycle (Yrs)	Estimated Cost	Cod B	
System Component Type Heating Energy Source Natural Gas Conversion Equipment Hot Water Boiler	Total 100% 100% Other Obse Location	Fail Date Estimated (Years) ervation, Extent : Light	d Cost Year FY 2041 2034	Estimated Cost **	Cycle (Yrs)	Estimated Cost	Cod B	
System Component Type leating Energy Source Natural Gas Conversion Equipment Hot Water Boiler Distribution	Total 100% 100% Other Obse Location Explanat	Fail Date Estimated (Years) ervation, Extent : Ligh : Basement	d Cost Year FY 2041 2034 ht, Area Affected	Estimated Cost ** : 100%	Cycle (Yrs) 1	Estimated Cost \$26,900	Cod B B	
System Component Type Heating Energy Source Natural Gas Conversion Equipment Hot Water Boiler Distribution Hot Wtr Piping/Pump	Total 100% 100% Other Obse Location	Fail Date Estimated (Years) ervation, Extent : Ligh : Basement	d Cost Year FY 2041 2034	Estimated Cost **	Cycle (Yrs)	Estimated Cost	Cod	
System Component Type Heating Energy Source Natural Gas Conversion Equipment Hot Water Boiler Distribution Hot Wtr Piping/Pump Terminal Devices	Total 100% 100% Other Obse Location Explanat 100%	Fail Date Estimated (Years) ervation, Extent : Ligh : Basement	d Cost Year FY 2041 2034 ht, Area Affected 2037	Estimated Cost ** : 100% **	Cycle (Yrs) 1 1 4	Estimated Cost \$26,900 \$2,700	Cod B B B	
System Component Type Heating Energy Source Natural Gas Conversion Equipment Hot Water Boiler Distribution Hot Wtr Piping/Pump Terminal Devices Convector/Radiator	Total 100% 100% Other Obse Location Explanat 100% 80%	Fail Date Estimated (Years) ervation, Extent : Ligh : Basement	d Cost Year FY 2041 2034 ht, Area Affected 2037 2026	Estimated Cost ** : 100% ** **	Cycle (Yrs) 1 1 1 4 4	Estimated Cost \$26,900 \$2,700 \$14,000	Cod B B B B	
System Component Type Heating Energy Source Natural Gas Conversion Equipment Hot Water Boiler Distribution Hot Wtr Piping/Pump Terminal Devices Convector/Radiator Fan Coil Unit/Heat	Total 100% 100% Other Obse Location Explanat 100%	Fail Date Estimated (Years) ervation, Extent : Ligh : Basement	d Cost Year FY 2041 2034 ht, Area Affected 2037	Estimated Cost ** : 100% **	Cycle (Yrs) 1 1 4	Estimated Cost \$26,900 \$2,700	Cod B B B	
System Component Type Heating Energy Source Natural Gas Conversion Equipment Hot Water Boiler Distribution Hot Wtr Piping/Pump Terminal Devices Convector/Radiator Fan Coil Unit/Heat	Total 100% 100% Other Obse Location Explanat 100% 80%	Fail Date Estimated (Years) ervation, Extent : Ligh : Basement	d Cost Year FY 2041 2034 ht, Area Affected 2037 2026	Estimated Cost ** : 100% ** **	Cycle (Yrs) 1 1 1 4 4	Estimated Cost \$26,900 \$2,700 \$14,000	Cod B B B B	
System Component Type Heating Energy Source Natural Gas Conversion Equipment Hot Water Boiler Distribution Hot Wtr Piping/Pump Terminal Devices Convector/Radiator Fan Coil Unit/Heat Air Conditioning Energy Source	Total 100% 100% Other Obse Location Explanate 100% 80% 20%	Fail Date Estimated (Years) ervation, Extent : Ligh : Basement	l Cost Year FY 2041 2034 ht, Area Affected 2037 2026 2021	Estimated Cost ** : 100% ** **	Cycle (Yrs) 1 1 4 1 1	Estimated Cost \$26,900 \$2,700 \$14,000	Cod B B B B B B	
System Component Type Heating Energy Source Natural Gas Conversion Equipment Hot Water Boiler Distribution Hot Wtr Piping/Pump Terminal Devices Convector/Radiator Fan Coil Unit/Heat Air Conditioning Energy Source Electricity	Total 100% 100% Other Obse Location Explanat 100% 80%	Fail Date Estimated (Years) ervation, Extent : Ligh : Basement	d Cost Year FY 2041 2034 ht, Area Affected 2037 2026	Estimated Cost ** : 100% ** ** \$180,700	Cycle (Yrs) 1 1 1 4 4	Estimated Cost \$26,900 \$2,700 \$14,000	Cod B B B B	
System Component Type Ieating Energy Source Natural Gas Conversion Equipment Hot Water Boiler Distribution Hot Wtr Piping/Pump Terminal Devices Convector/Radiator Fan Coil Unit/Heat Air Conditioning Energy Source Electricity Conversion Equipment	Total 100% 0ther Obsection Location Explanate 100% 80% 20%	Fail Date Estimated (Years) ervation, Extent : Ligh : Basement	l Cost Year FY 2041 2034 at, Area Affected 2037 2026 2021 2029	Estimated Cost ** : 100% ** \$180,700 **	Cycle (Yrs) 1 1 1 4 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	Estimated Cost \$26,900 \$2,700 \$14,000 \$3,500	B B B B B B B	
System Component Type Heating Energy Source Natural Gas Conversion Equipment Hot Water Boiler Distribution Hot Wtr Piping/Pump Terminal Devices Convector/Radiator Fan Coil Unit/Heat Air Conditioning Energy Source Electricity Conversion Equipment Ext Pkg Unit - Cooling	Total 100% 0ther Obsection Location Explanate 100% 80% 20% 100%	Fail Date Estimated (Years) ervation, Extent : Ligh : Basement	l Cost Year FY 2041 2034 at, Area Affected 2037 2026 2021 2029 2021	Estimated Cost ** : 100% ** \$180,700 ** \$55,700	Cycle (Yrs) 1 1 1 4 1 1 1 1 2	Estimated Cost \$26,900 \$2,700 \$14,000	Cod B B B B B B B	
System Component Type Heating Energy Source Natural Gas Conversion Equipment Hot Water Boiler Distribution Hot Wtr Piping/Pump Terminal Devices Convector/Radiator Fan Coil Unit/Heat Stir Conditioning Energy Source Electricity Conversion Equipment Ext Pkg Unit - Cooling Window/Wall Unit	Total 100% 100% 0ther Obsection Location Explanat 100% 80% 20% 100% 20% 50%	Fail Date Estimated (Years) ervation, Extent : Ligh : Basement	l Cost Year FY 2041 2034 at, Area Affected 2037 2026 2021 2029	Estimated Cost ** : 100% ** \$180,700 **	Cycle (Yrs) 1 1 1 4 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	Estimated Cost \$26,900 \$2,700 \$14,000 \$3,500	B B B B B B B	
System Component Type Heating Energy Source Natural Gas Conversion Equipment Hot Water Boiler Distribution Hot Wtr Piping/Pump Terminal Devices Convector/Radiator Fan Coil Unit/Heat Air Conditioning Energy Source Electricity Conversion Equipment Ext Pkg Unit - Cooling Window/Wall Unit No Component	Total 100% 0ther Obsection Location Explanate 100% 80% 20% 100%	Fail Date Estimated (Years) ervation, Extent : Ligh : Basement	l Cost Year FY 2041 2034 at, Area Affected 2037 2026 2021 2029 2021	Estimated Cost ** : 100% ** \$180,700 ** \$55,700	Cycle (Yrs) 1 1 1 4 1 1 1 1 2	Estimated Cost \$26,900 \$2,700 \$14,000 \$3,500	B B B B B B B B B B B B B B B B B B B	
Type Heating Energy Source Natural Gas Conversion Equipment Hot Water Boiler Hot Water Boiler Distribution Hot Wtr Piping/Pump Terminal Devices Convector/Radiator Fan Coil Unit/Heat Air Conditioning Energy Source Electricity Conversion Equipment Ext Pkg Unit - Cooling Window/Wall Unit Window/Wall Unit	Total 100% 100% 0ther Obsection Location Explanat 100% 80% 20% 100% 20% 50%	Fail Date Estimated (Years) ervation, Extent : Ligh : Basement	l Cost Year FY 2041 2034 at, Area Affected 2037 2026 2021 2029 2021	Estimated Cost ** : 100% ** \$180,700 ** \$55,700	Cycle (Yrs) 1 1 1 4 1 1 1 1 2	Estimated Cost \$26,900 \$2,700 \$14,000 \$3,500	B B B B B B B B B B B B B B B B B B 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.

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

Asset # : 1948

Mechanical	Current Rep	pair Futur	e Replacement	Μ	aintenance	
System Component Type	% of Fail Date E Total (Years)	stimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Ventilation						
Distribution						
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$30,200	В
Exhaust Fans						
Roof	100%	2021	\$48,000	2	\$1,700	В
Plumbing						
H/C Water Piping						
Galv Iron/Steel	100%	2034	* *	1		В
Water Heater						
Electric	100%	2020	\$9,400	4	\$300	В
HW Heat Exchanger						
Low Temp	100%	2031	* *	4	\$8,100	В
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		В
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		В
Sump Pump(s)						
Rigid Piping	100%	2026	* *	4	\$2,000	В
Fixtures						
Generic	100%					В
Vertical Transport						
Elevators						
Hydraulic	100%	LIFE	* *			С
	Other Observation, Exte	ent : Light, Area Affected	: 100%			
	Location : B-2					
	Explanation : 1 Unit					

Note: All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance \$ are aggregated over a 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 T	EMPORARY HOUS	SING
Address	: 151 EAST 151ST STREET NEAR WAI	LTON 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.

Asset # : 4448

Architecture	Current Repair Future Replacement			Μ			
ystem Component Type	% of Fail Dat Total (Years	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Cod
xterior							
Exterior Walls							
Cast in Place Concrete	5%		LIFE	* *	5	\$13,500	А
Cast Stone/Terra Cotta	80%		LIFE	* *	5	\$338,600	А
	Location : Throug	Extent : Moderate, A ghout s Component Is Actu					
Motol Donal		s component is netu	-	* *	5 10	¢19 600	•
Metal Panel	10%		2053	* *	5-10	\$18,600	A
Window Wall	5%		2053		5	\$5,100	А
Windows Aluminum	100%		2048	* *	5		•
Aluminum	Other Observation, Location : Throug	Extent : Moderate, A ghout Windows Are Fixed.			5		A
Parapets	*						
Cast Stone/Terra Cotta	40%		LIFE	* *	5-10	\$28,700	А
	Location : Exterio	Extent : Moderate, A or Parapets s Component Is Actu					
Metal Panel	40%	s component is Actu	2053	* *	5	\$3,900	A
	Other Observation, Location : Interio	Extent : Moderate, A r Face s Component Is Actu	Area Affe		5	ψ5,200	Π
Metal Panel	5%	1	2053	* *	5	\$500	А
Metal Rail	15%		2033	* *	5-10	\$6,800	A
Roof	1370		2043		5-10	\$0,800	Π
IRMA/Protected Membrane	95%		2033	* *	10	\$22,200	А
	Paver Block Ballas Location : Throug	t, Extent : Moderate, ghout	Area Aff	ected : 25%			
		Extent : Moderate, A Conference Room On	00				
Roll Roofing	5%		2025	* *	5	\$2,000	Α
terior Floors							
Cast in Place Concrete	10%		LIFE	* *	5	\$41,100	С
G : TT:1	5%		2038	* *	5	\$4,700	С
Ceramic Tile				* *	5	\$14,700	С
Terrazzo	10%		LIFE				
	10% 75%		LIFE 2033	* *	3	\$26,400	С
Terrazzo							С
Terrazzo Vinyl Tile	75%		2033		3	\$26,400	
Terrazzo Vinyl Tile Interior Walls Ceramic Tile	75% 5%		2033 2038	* *	3	\$26,400 \$12,100	С
Terrazzo Vinyl Tile Interior Walls Ceramic Tile Concrete Masonry Unit	75% 5% 15%		2033 2038 LIFE	* *	3 5 5	\$26,400 \$12,100 \$29,000	C C
Terrazzo Vinyl Tile Interior Walls Ceramic Tile	75% 5%		2033 2038	* * * * * *	3	\$26,400 \$12,100	С

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

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

Asset # : 4448

	ASSEL # . 4440								
Architecture	Current Repair Fe			Futu	Future Replacement Maintenance				
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
nterior									
Ceilings									
AcousTileSusp.Lay-In	75%			2043	* *	5	\$70,500	В	
			Extent : Light, Area		: 5%				
			nce Room On Sever			- 10	* • • • • • • •		
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	В	
Electrical		Current I	Repair	Futu	re Replacement	Μ	aintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Cod	
Inder 600 Volts	1			1		1			
Service Equipment									
Air Circuit Breaker	100%			2053	* *	5	\$300	В	
	Other Ob.	servation, E	Extent : Moderate, A	Area Affe	ected : 100%				
	Location	n : Electrice	al Room						
	Explana	tion : Main	Service Protector	Rated @	4000 Amperes				
Switchgear / Switchboard									
Molded Case Bkrs	100%			2053	* *	5	\$1,700	В	
Raceway									
Conduit	100%			2053	* *	1		В	
Panelboards									
Molded Case Bkrs	100%			2048	* *	5	\$1,700	В	
Wiring									
Thermoplastic	100%			2053	* *	1		В	
Motor Controllers									
Locally Mounted	100%			2043	* *	5	\$400	В	
round									
Grounding Devices	4.0.00					_	* 4 * 4 * 4	-	
Generic	100%			LIFE	* *	5	\$1,900	В	
tand-by Power									
Generators	1000			0000	ماد ماد	4	624 200	P	
Diesel	100%		Turner M 1	2038	* *	1	\$24,300	В	
			Extent : Moderate, A	area Affe	ectea : 100%				
	Location	-							
Detterios	Explana	ttion : No A	vailable Ratings						
Batteries	1000/			2010	¢700	F	¢0.200	п	
Lead/Acid	100%			2018	\$600	5	\$2,300	В	

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

Asset # : 4448

Electrical	Current	ASSET # : 4 ⁴ Repair		e Replacement	М	aintenance		
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Cod	
tand-by Power								
Fuel Storage	500/		2049	* *	5	¢5 000	р	
Day Tank	50% Other Observation, Location : Roof Explanation : 275		2048 Area Affe		5	\$5,800	В	
Main Tank	50%		2063	* *	5	\$900	В	
iviani Fairk	Other Observation, Location : Baseme Explanation : 800	nt			5	\$700	Б	
ighting								
Interior Lighting								
Fluorescent	30% Other Observation, Location : Throug	hout The Building		* * cted : 100%	10	\$17,300	В	
	Explanation : Con	pact Flourescent L	amps					
Fluorescent	70% Other Observation, Location : Throug	hout The Building	2033 Area Affe	* * ccted : 100%	10	\$40,300	В	
Egress Lighting	Explanation : T-5	Lamps						
Emergency, Service	50%		2033	* *	1		В	
Exit, Service	50%		2033	* *			B	
Exterior Lighting								
HID	100%		2033	* *	10	\$200	В	
ightning Protection Arresters/Cabling								
Generic	100% Other Observation, Location : Roof Explanation : Stee		2063 Area Affe	* * ected : 100%	5	\$1,900	В	
Jarm	Explanation . Siee	, rype						
Security System								
No Component	60%						D	
Generic	40%		2033	* *	1	\$9,400	В	
	Other Observation, Location : Corrido Explanation : C C			ected : 100%				
Fire/Smoke Detection	1							
Generic	100%		2033	* *	1-3	\$38,800	В	
Mechanical	Current	Repair	Futur	e Replacement	М	aintenance		
System Component Type		Estimated Cost		Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Cod	
leating Energy Source Natural Gas	100%		2049	* *	1		В	
	100/0		2049		1		D	

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

Asset # : 4448

			ASSet # : 44	440				
Mechanical		Current F	Repair	Futur	e Replacement	Μ	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit Cod
eating								
Conversion Equipment Hot Water Boiler			Extent : Light, Area se Boiler Room	2040 Affected	* * : 100%	1	\$31,100	В
		tion : 3 Un						
Distribution	Елриани							
Hot Wtr Piping/Pump		oning, Exte	\$17,600 nt : Severe, Area A ox & BMS Contr			4	\$3,100	В
Terminal Devices								
Air Handler	70%			2031	* *	1	\$27,200	В
Convector/Radiator	30%			2040	* *	1	\$6,100	В
ir Conditioning								
Energy Source Electricity	100%			2045	* *	1		В
Conversion Equipment	100%			2043		1		Б
Int Pkg Unit - Heating/Cooling	100%	Now	\$27,800	2027	* *	2	\$3,100	В
			: Severe, Area Affe ant Leaks - A C Ro		%			
		efrigerant, 1 1 : A C Roo	Extent : Light, Arec m	ı Affectea	l : 100%			
Heat Rejection								
Water Cool Tower	-		\$4,000 ent : Severe, Area A Defects	2027 Affected :	**	2	\$50,600	В
entilation	Bootinton	i i Detti ilig	20,000					
Distribution								
Ductwork/Diffusers	100%		\$30,200	LIFE	* *	2-5	\$35,000	В
			Extent : Severe, Ar					
	Location	1 : B M S, A	lir Damper & Intak	e Louver	Defects - Various	Location	15	
Exhaust Fans	6004			2021	ste ste	2	¢1.200	P
Interior	60%			2031	* * *	2	\$1,200	B
Roof lumbing	40%			2031		2	\$800	В
H/C Water Piping								
Brass/Copper	100%			2049	* *	1		В
Water Heater								
Gas Fired		servation, E 1 : Penthou	Extent : Light, Area se	2022 Affected	\$16,300 <i>: 100%</i>	2	\$900	В
		tion : 2 Un						
Sanitary Piping Cast Iron	100%			LIFE	* *	1		В
Storm Drain Piping								

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

Asset # : 4448

Mechanical	Current Repair	Future Repla	acement	M	aintenance	
System Component Type	% of Fail Date Estimated Total (Years)	l Cost Year Estim FY	ated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing						
Sump Pump(s)						
Rigid Piping	100%	2028	* *	4	\$1,300	В
Sewage Ejector(s)						
Electric	100%	2031	* *	4	\$2,000	В
Backflow Preventer						
Generic	100%	2031	* *	1	\$3,900	В
Fixtures						
Generic	100%					В
Vertical Transport						
Elevators						
Geared Traction	90%	LIFE	* *			С
	Other Observation, Extent : Seve Location : B-7, P H	ere, Area Affected : 90%	0			
	Explanation : 2 Units - Repaire	ed Frequently In Past 5	Months			
Hydraulic	10%	LIFE	* *			С
5	Other Observation, Extent : Ligh	nt, Area Affected : 10%				
	Location : B-1					
	Explanation : 1 Unit					
Fire Suppression						
Standpipe						
Generic	100%	2049	* *	1-5	\$31,700	В
Sprinkler						
Generic	100%	2049	* *	1-2	\$17,600	В
Fire Pump						
Generic	100%	2036	* *	1	\$11,800	В

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

DEPT. OF HOMELESS SERVICES - FY 2013 Print Date : 22-Oct-2012

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



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

REGENT FAMILY RESIDENCE

Asset # : 4444

chitecture		Current F	Repair	Futur	e Replacement	Μ	aintenance	
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit Cod
erior								
Exterior Walls								
Cast Stone/Terra Cotta	10%			LIFE	* *	5	\$111,900	А
Masonry: Brick	85%		\$399,400	LIFE	* *	5	\$121,800	А
			d, Extent : Severe, A					
			nd South Facades,					
		Extent : Mo 1 : Chimney	derate, Area Affect	ted : 10%	6			
	Water Pen	netration, E	xtent : Moderate, A	Area Affe	cted : 10%			
	Location	n : South Fa	cade Along Catwa	lk Roof				
	Worn/Ero	ded, Extent	: Moderate, Area	Affected	: 10%			
	Location	ı : Chimney	,					
Masonry: Brick	5%			LIFE	* *	5	\$7,200	А
5	Recent Co	nstruction,	Extent : Light, Are	a Affecte	ed : 5%		. ,	
		ı : Bulkhead	-	00				
Windows								
Aluminum	15%			2043	* *	5	\$1,400	Α
Aluminum	85%			2037	* *	5	\$8,200	Α
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	* *	5	\$1,900	Α
Masonry: Brick	85%			LIFE	* *	5	\$2,100	Α
Metal Rail	5%			2034	* *	5-10	\$2,300	Α
Roof								
Copper/Terne	50%	Now	\$7,200	2036	* *			Α
	-	-	ctent : Moderate, A		eted : 5%			
	Location	ı : Mansara	l Roof At South Fac	cade				
Metal Panel	10%			2038	* *	10	\$3,700	А
Modified Bitumen	10%	Now	\$1,400	2026	* *			Α
	Miss/Damaged Flashings, Extent : Moderate, Area Affected : 15%							
	Location	ı : Catwalk	Roof Over 16th Fl	oor				
	Water Pen	netration, E	xtent : Moderate, A	Area Affe	cted : 10%			
	Location	ı : Catwalk	Roof Over 16th Fl	oor				
Modified Bitumen	17%			2026	* *	10	\$3,500	А
Roll Roofing	10%			2017	\$8,900	5	\$3,400	A
Skylight, Metal/Glass	3%			2047	* *	10	\$2,000	А

Interior

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

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

REGENT FAMILY RESIDENCE

Asset # : 4444

rchitecture		Current F	Repair	Futur	e Replacement	M	aintenance	
rstem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Cod
erior								
Floors	1.00/			2020	¢76 100	2	¢26 400	C
Carpet	10%			2020	\$76,100	3	\$26,400	C C
Carpet	5%	tallation I	Sutant . Light Anga	2022	\$38,000	3	\$9,900	C
	Location		Extent : Light, Area Rooms On 4th Floo	or	: 100%			
Cast in Place Concrete	5%			LIFE	* *	5	\$14,400	С
Ceramic Tile	5%			2030	* *	5	\$6,600	С
Steel Plate	Location Corrosion	: Basemen	xtent : Severe, Are			1		C
X7: 1701		. Dusemen	u siun	2026	* *	2	¢20.000	0
Vinyl Tile	44%			2026	* *	3	\$29,000	C
Vinyl Tile	30%			2029	* *	3	\$19,800	С
Interior Walls	450/				* *	5	¢ 42 COO	C
Gypsum Board	45%			LIFE	* *	5	\$42,600	C
Marble Panels Plaster	5% 10%	Now	\$28,200	LIFE LIFE	* *	5	¢ 4 700	C C
r lastel	Cracking/	Crumbling,	\$28,200 Extent : Severe, A r, Basement			5	\$4,700	C
Plaster	40%			LIFE	* *	5	\$18,900	С
Ceilings								
AcousTileSusp.Lay-In	10%			2034	* *	5	\$13,200	В
Exposed Concrete	10%			LIFE	* *	5	\$2,100	В
Gypsum Board	15%			LIFE	* *	5	\$24,700	В
			xtent : Moderate, A ries Facing Catwal		cted : 10%			
Plaster	10%			LIFE	* *	5	\$8,200	В
	-	-	Extent : Moderate In Stair B, Baseme	-	ffected : 20%			
Plaster	55%			LIFE	* *	5	\$45,300	В
lectrical		Current F	Repair	Futur	e Replacement	M	aintenance	
rstem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit Coc
der 600 Volts Service Equipment Fused Disc Sw		ervation, E : Electrico	Extent : Moderate, A Il Room	2031 Area Affe	* * octed : 100%	5	\$400	В
· · · · · · · · · · · · · · · · · · ·	Explana	tion : Main	Service Switch Ra	ted @ 12	00 Amperes			
Switchgear / Switchboard Fused Disc Sw	100%			2031	* *	5	\$400	В

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

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

DEPT. OF HOMELESS SERVICES - 071 REGENT FAMILY RESIDENCE

Asset # : 4444

			Asset # : 4					
lectrical		Current F	Repair	Futur	e Replacement	M	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Cod
nder 600 Volts								
Raceway								
Conduit	85%			2021	\$8,700	1		В
Conduit	10%			2031	* *	1		В
Conduit	5%			2041	* *	1		В
Panelboards								
Fused Disc Sw	10%			2020	\$3,300	5	\$200	В
Fused Disc Sw	5%			2037	* *	5	\$100	В
Molded Case Bkrs	10%			2029	* *	5	\$200	В
Molded Case Bkrs	70%			2020	\$23,100	5	\$1,700	В
Molded Case Bkrs	5%			2037	* *	5	\$100	В
Wiring								
Braided Cloth	80%		\$12,600	2046	* *	1		В
		-	ent : Moderate, Are	a Affecte	ed : 100%			
	Location	ı : Through	out The Building					
Thermoplastic	10%			2031	* *	1		В
Thermoplastic	10%			2041	* *	1		В
Motor Controllers								
Locally Mounted	80%			2019	\$19,100	5	\$500	В
Locally Mounted	20%			2026	* *	5	\$100	В
round								
Grounding Devices								
Generic	100%		\$900	LIFE	* *	5	\$1,300	В
	Other Obs	servation, E	Extent : Moderate, A	Area Affe	ected : 100%			
		ı : Basemer						
	Explana	tion : Corre	oded					
ghting								
Interior Lighting								
Fluorescent	90%			2021	\$187,500	10	\$72,700	В
			Extent : Moderate, A	Area Affe	ected : 100%			
			out The Building					
		tion : T-12	And Cfl					
Fluorescent	10%			2029	* *	10	\$8,100	В
			Extent : Moderate, A	Area Affe	ected : 100%			
		ı : Corridoi						
	Explana	tion : T-8 L	amps					
Egress Lighting								
Emergency, Service	50%			2021	\$7,100	1		В
Exit, Service	50%			2021	\$7,100	1		В
lechanical		Current F	Repair	Futur	e Replacement	M	aintenance	
ystem	0/ 0							D • •
Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit Cod
eating								
Energy Source								
Interruptible Gas/Dual	100%			2041	* *	1		В
Fuel								

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

REGENT FAMILY RESIDENCE

Asset # : 4444

Mechanical	Current Repair	Current Repair Future Replacement Maintenance			aintenance	
System Component Type	% of Fail Date Estimat Total (Years)	ed Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating						
Conversion Equipment	1000/	2024	de de		*•••••••••••••	P
Steam Boiler	100% Other Observation Future Li	2026	* *	1	\$87,400	В
	Other Observation, Extent : Li, Location : Boilet Room	gnt, Area Affectea	: 100%			
	Explanation : 1 Unit					
Distribution	1					
Steam Piping/Pump	100%	2031	* *	4	\$6,500	В
Terminal Devices						_
Convector/Radiator	100%	2026	* *	1	\$28,500	В
Air Conditioning						
Energy Source Electricity	100%	2037	* *	1		В
Conversion Equipment	10070	2037		1		Ъ
Window/Wall Unit	2%	2019	\$4,000	1		В
No Component	98%					D
Ventilation						
Distribution						_
Ductwork/Diffusers	10%	LIFE	* *	2-5	\$4,900	B
No Component Exhaust Fans	90%					D
Interior	100% Now \$	32,500 2021	\$108,400	2	\$2,200	В
Interior	Obsolete Equipment, Extent : S	,		2	φ2,200	В
	Location : Penthouse					
Plumbing						
H/C Water Piping						
Galv Iron/Steel	100%	2026	* *	1		В
Water Heater	1000/	2016	¢ 22 800	2	¢1 200	р
Gas Fired	100%	2016	\$22,800	2	\$1,300	В
Sanitary Piping Cast Iron	100%	LIFE	* *	1		В
Storm Drain Piping	10070			1		Ъ
Cast Iron	100%	LIFE	* *	1		В
Sump Pump(s)						
Rigid Piping	100%	2021	\$10,100	4	\$1,300	В
Fixtures						
Generic	100%					В
Vertical Transport						
Elevators	1000/	1 11717	* *			C
Geared Traction	100% Other Observation, Extent : Li	LIFE aht Area Affected				С
	Location : B-18	5111, 11 са Ајјестей	. 10070			
	Explanation : 3 Units					

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

Print Date: 22-Oct-2012 DEPT. OF HOMELESS SERVICES - FY 2013

Asset Name	: ROSE MCCARTHY RESIDENCE								
Address	: 882 DUMONT AVENUE @BARBEY S	: 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	\$12,900	\$2,300
Priority C	\$21,400	\$3,600		
Total	\$31,700	\$4,900	\$12,900	\$2,900



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.

Asset # : 4456

rchitecture		Current	Repair	Futur	e Replacement	M	aintenance	
zstem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Cod
terior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	* *	5	\$4,700	А
Masonry: Brick	35%			LIFE	* *	5	\$6,600	А
	-	Progress, 1 : Through	Extent : Light, Area wout	a Affected	d : 20%			
Masonry: Brick	Location	a : South F	Extent : Light, Area acade Extent : Light, Area			5	\$10,300	A
		i : South F	-	11,5500000	100/0			
			co On Brick					
Masonry: Limestone	5%	non . since	o on Brick	LIFE	* *	5	\$700	А
Windows	570			LIIL		5	\$700	Π
Aluminum	90%			2037	* *	5	\$1,100	А
Metal Clad	10%	0-2	\$7,300	2037	* *	5	\$400	A
	Locatior	/Rusting, E 1 : Stairs Inefficient	Extent : Moderate, A , Extent : Moderate					
Parapets								
Under Construction	100%							D
Under Construction Roof	100%							D
	100% 5%			2041	* *	10	\$2,000	D A
Roof				2041	* *	10	\$2,000	
Roof Skylight, Metal/Glass	5%			2041	* *	10	\$2,000	А
Roof Skylight, Metal/Glass Under Construction	5%			2041	* *	10	\$2,000	А
Roof Skylight, Metal/Glass Under Construction erior Floors Ceramic Tile	5%			2030	**	10	\$1,000	A D C
Roof Skylight, Metal/Glass Under Construction erior Floors Ceramic Tile Quarry Tile	5% 95%			2030 2034			\$1,000 \$6,100	A D C C
Roof Skylight, Metal/Glass Under Construction erior Floors Ceramic Tile	5% 95% 5%			2030	* *	5	\$1,000	A D C
Roof Skylight, Metal/Glass Under Construction erior Floors Ceramic Tile Quarry Tile	5% 95% 5% 20%			2030 2034	* *	5 5	\$1,000 \$6,100	A D C C
Roof Skylight, Metal/Glass Under Construction erior Floors Ceramic Tile Quarry Tile Vinyl Tile	5% 95% 5% 20% 25%			2030 2034 2021 2049	* * * * \$47,600	5 5 3	\$1,000 \$6,100 \$1,900 \$19,200	A D C C C C C
Roof Skylight, Metal/Glass Under Construction erior Floors Ceramic Tile Quarry Tile Vinyl Tile Wood	5% 95% 5% 20% 25%			2030 2034 2021	* * * * \$47,600	5 5 3	\$1,000 \$6,100 \$1,900	A D C C C C C C
Roof Skylight, Metal/Glass Under Construction erior Floors Ceramic Tile Quarry Tile Vinyl Tile Wood Interior Walls	5% 95% 5% 20% 25% 50%			2030 2034 2021 2049	* * * * \$47,600 * *	5 5 3 5	\$1,000 \$6,100 \$1,900 \$19,200	A D C C C C C C C
Roof Skylight, Metal/Glass Under Construction erior Floors Ceramic Tile Quarry Tile Vinyl Tile Wood Interior Walls Ceramic Tile	5% 95% 5% 20% 25% 50% 20%			2030 2034 2021 2049 2030	** ** \$47,600 **	5 5 3 5 5	\$1,000 \$6,100 \$1,900 \$19,200 \$4,900	A D C C C C C C
Roof Skylight, Metal/Glass Under Construction Floors Ceramic Tile Quarry Tile Vinyl Tile Wood Interior Walls Ceramic Tile Concrete Masonry Unit	5% 95% 5% 20% 25% 50% 20% 20% 50% 20% <i>Cracking/</i>	Now Crumbling 1 : Bulkhea	\$8,800 , Extent : Moderate ds	2030 2034 2021 2049 2030 LIFE LIFE LIFE	** ** \$47,600 ** ** ** ** **	5 5 3 5 5 5	\$1,000 \$6,100 \$1,900 \$19,200 \$4,900 \$1,000	A D C C C C C C C C
Roof Skylight, Metal/Glass Under Construction erior Floors Ceramic Tile Quarry Tile Vinyl Tile Wood Interior Walls Ceramic Tile Concrete Masonry Unit Gypsum Board Plaster Ceilings	5% 95% 20% 25% 50% 20% 20% 10% 50% 20% <i>Cracking/</i> <i>Locatior</i>	Crumbling	, Extent : Moderate	2030 2034 2021 2049 2030 LIFE LIFE LIFE , <i>Area Aj</i>	** ** \$47,600 ** ** ** ** ** ** **	5 5 3 5 5 5 5 5	\$1,000 \$6,100 \$1,900 \$19,200 \$4,900 \$1,000 \$7,300 \$1,500	A D C C C C C C C C C C
Roof Skylight, Metal/Glass Under Construction erior Floors Ceramic Tile Quarry Tile Vinyl Tile Wood Interior Walls Ceramic Tile Concrete Masonry Unit Gypsum Board Plaster	5% 95% 5% 20% 25% 50% 20% 20% 50% 20% <i>Cracking/</i>	Crumbling	, Extent : Moderate	2030 2034 2021 2049 2030 LIFE LIFE LIFE	** ** \$47,600 ** ** ** ** **	5 5 3 5 5 5 5 5 5	\$1,000 \$6,100 \$1,900 \$19,200 \$4,900 \$1,000 \$7,300	A D C C C C C C C C C C C C

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

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

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

ROSE MCCARTHY RESIDENCE

Asset # : 4456

	Asset #	- : 4430			
Electrical	Current Repair	Future Replacement	nt N	laintenance	
System Component Type	% of Fail Date Estimated (Total (Years)	Cost Year Estimated C FY	ost Cycle (Yrs)	Estimated Cost	Priority Code
nder 600 Volts					
Service Equipment Fused Disc Sw	100% Other Observation, Extent : Mode Location : Electrical Room Explanation : Two Electrical Set	rate, Area Affected : 100%	* * 5 Da.	\$100	В
Switchgear / Switchboard Fused Disc Sw	100%		** 5	\$100	В
Raceway Conduit	100%	2031	** 1		В
Panelboards Molded Case Bkrs	100%	2029	** 5	\$400	В
Wiring Thermoplastic	100%	2031	** 1		В
Motor Controllers Locally Mounted	100%	2026	** 5	\$100	В
round Grounding Devices Generic	100% 2-4 \$ Other Observation, Extent : Mode Location : Basement Explanation : Corroded	JOO LILL	** 5	\$200	В
ghting Interior Lighting Fluorescent	98% Other Observation, Extent : Mode Location : Throughout The Build Explanation : T-12 Lamps		700 10	\$12,300	В
HID	2%	2021 \$1	00 10		В
Egress Lighting Emergency, Service Exit, Service	50% 50%	2021 \$1,1 2021 \$1,1			B B
lechanical	Current Repair	Future Replacemen	nt N	laintenance	
bystem Component Type	% of Fail Date Estimated (Total (Years)	Cost Year Estimated C FY	ost Cycle (Yrs)	Estimated Cost	Priority Cod
eating Energy Source Natural Gas	100%	2031	** 1		В
Conversion Equipment Hot Water Boiler	100% Other Observation, Extent : Light, Location : Boiler Room Explanation : 4 Units - Multi Ter	Area Affected : 100%	** 1	\$6,800	В

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

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

Asset # : 4456

			ASSEL # . 4	430				
Mechanical		Current I	Repair	Futur	e Replacement	Μ	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Cod
Heating								
Distribution								
Hot Wtr Piping/Pump	100%			2029	* *	4	\$700	В
			loderate, Area Affe					
	Location	ı : Boiler R	oom Hw Pump Cor	inections				
Terminal Devices	1000/			2026			¢ 4, 400	P
Convector/Radiator	100%			2026	* *	1	\$4,400	В
Air Conditioning								
Energy Source	1000/			2027	* *	1		л
Electricity	100%			2037		1		В
Conversion Equipment	150/			2010	¢20,400	2	¢100	р
Int Pkg Unit - Cooling Window/Wall Unit	15% 25%			2019 2016	\$29,400 \$7,800	2	\$100	B
No Component	23% 60%			2010	\$7,800	1		B D
Distribution	00%							D
Distribution Ductwork/Diffusers	15%			LIFE	* *	2	\$2,700	В
No Component	85%			LIFE		2	\$2,700	ь D
Ventilation	6,5%							D
Distribution								
Distribution Ductwork/Diffusers	100%			LIFE	* *	2-5	\$7,600	В
Exhaust Fans	10070			LIIL		23	\$7,000	D
Roof	30%			2021	\$3,600	2	\$100	В
No Component	70%			2021	\$5,000	2	φισσ	D
Plumbing	10/0							D
H/C Water Piping								
Galv Iron/Steel	100%			2034	* *	1		В
Water Heater								
Gas Fired	100%			2019	\$3,500	2	\$200	В
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		В
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		В
Sump Pump(s)								
Rigid Piping	100%			2026	* *	4	\$2,000	В
Sewage Ejector(s)								
Electric	100%			2021	\$10,100	4	\$1,300	В
Backflow Preventer								
Generic	100%			2026	* *	1	\$800	В
Fixtures								
Generic	100%							В

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

Print Date: 22-Oct-2012 DEPT. OF HOMELESS SERVICES - FY 2013

Asset Name	: ROSE MCCARTHY RESIDENCE						
Address	: 900 DUMONT AVENUE @JEROME S	TREET					
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	\$10,500	\$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.

Asset # : 4462

		Current	Kepali	Futur	e Replacement	M	aintenance	
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit Co
erior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	* *	5	\$4,400	Α
Masonry: Brick	45%	D	T T. I. A	LIFE	* *	5	\$7,900	А
	-	-	Extent : Light, Are	a Affecte	d : 10%			
		: Through	ioui		* *		*= 000	
Masonry: Brick	45%	D	Future Links Am	LIFE		5	\$7,900	Α
		Progress, 1 : South F	Extent : Light, Are	а Ајјесте	a : 50%			
			acaae Extent : Light, Area	Affected	· 100%			
		ervation, 1 : South F		Ајјестей	. 10070			
			co On Brick					
Masonry: Limestone	5%			LIFE	* *	5	\$700	А
Windows	570					5	ψ/00	11
Aluminum	90%			2037	* *	5	\$1,100	А
Metal Clad	10%	0-2	\$6,900	2046	* *		\$400	А
	Corrosion	/Rusting, H	Extent : Moderate, 1	Area Affe	cted : 25%			
	Location	: Stairs						
	Deteriora	ted Finish,	Extent : Moderate	Area Aff	fected : 50%			
	Location	e : Stairs						
	Thermally	Inefficient	t, Extent : Moderat	e, Area Aj	ffected : 50%			
	Location	e : Stairs						
Parapets								
								-
Under Construction	100%							D
Under Construction Roof								
Under Construction Roof Under Construction	100% 100%							D D
Under Construction Roof Under Construction erior								
Under Construction Roof Under Construction erior Floors	100%			2034	**	5	\$5 800	D
Under Construction Roof Under Construction erior Floors Quarry Tile	100%			2034 2021		5	\$5,800 \$1,400	D C
Under Construction Roof Under Construction erior Floors Quarry Tile Vinyl Tile	100% 20% 20%	0-2	\$9.000	2021	* * \$35,800 * *	3	\$1,400	D C C
Under Construction Roof Under Construction erior Floors Quarry Tile	100% 20% 20% 5%	0-2 loor Evide	\$9,000 nt, Extent : Modera	2021 2031	\$35,800 * *	3		D C
Under Construction Roof Under Construction erior Floors Quarry Tile Vinyl Tile	100% 20% 20% 5% Poor Subf		nt, Extent : Moderd	2021 2031	\$35,800 * *	3	\$1,400	D C C
Under Construction Roof Under Construction erior Floors Quarry Tile Vinyl Tile	100% 20% 20% 5% Poor Subf Location	loor Evide 1 : Security	nt, Extent : Moderd	2021 2031 ate, Area 2	\$35,800 * * Affected : 50%	3	\$1,400	D C C
Under Construction Roof Under Construction erior Floors Quarry Tile Vinyl Tile	100% 20% 20% 5% Poor Subf Location Recent Re	loor Evide 1 : Security place Evid	nt, Extent : Modera Room	2021 2031 ate, Area A Area Affe	\$35,800 * * Affected : 50%	3	\$1,400	D C C
Under Construction Roof Under Construction erior Floors Quarry Tile Vinyl Tile Vinyl Tile	100% 20% 20% 5% Poor Subf Location Recent Re Location	loor Evide 1 : Security place Evid	nt, Extent : Modera Room lent, Extent : Light,	2021 2031 ate, Area A Area Affe	\$35,800 * * Affected : 50%	3	\$1,400 \$400	D C C C
Under Construction Roof Under Construction erior Floors Quarry Tile Vinyl Tile	100% 20% 20% 5% Poor Subf Location Recent Re	loor Evide 1 : Security place Evid	nt, Extent : Modera Room lent, Extent : Light,	2021 2031 ite, Area Area Affe Offices	\$35,800 * * Affected : 50% ected : 20%	3	\$1,400	D C C
Under Construction Roof Under Construction erior Floors Quarry Tile Vinyl Tile Vinyl Tile Vinyl Tile	100% 20% 20% 5% Poor Subf Location Recent Re Location	loor Evide 1 : Security place Evid	nt, Extent : Modera Room lent, Extent : Light,	2021 2031 ite, Area Area Affe Offices	\$35,800 * * Affected : 50% ected : 20%	3	\$1,400 \$400	D C C C
Under Construction Roof Under Construction erior Floors Quarry Tile Vinyl Tile Vinyl Tile Winyl Tile Mood Interior Walls	100% 20% 20% 5% Poor Subf Location Recent Re Location 55%	loor Evide 1 : Security place Evid	nt, Extent : Modera Room lent, Extent : Light,	2021 2031 tte, Area Area Affe Offices 2049	\$35,800 * * Affected : 50% ected : 20% * *	3 3 5 5	\$1,400 \$400 \$19,900	D C C C
Under Construction Roof Under Construction erior Floors Quarry Tile Vinyl Tile Vinyl Tile Vinyl Tile Wood Interior Walls Ceramic Tile	100% 20% 20% 5% Poor Subf Location Recent Re Location 55% 20%	loor Evide 1 : Security place Evid	nt, Extent : Modera Room lent, Extent : Light,	2021 2031 tte, Area A Area Affe Offices 2049 2030	\$35,800 * * Affected : 50% ected : 20% * *	3 3 5 5 5	\$1,400 \$400 \$19,900 \$4,600	D C C C C
Under Construction Roof Under Construction erior Floors Quarry Tile Vinyl Tile Vinyl Tile Vinyl Tile Wood Interior Walls Ceramic Tile Concrete Masonry Unit	100% 20% 20% 5% Poor Subf Location Recent Re Location 55% 20% 10%	loor Evide 1 : Security place Evid	nt, Extent : Modera Room lent, Extent : Light,	2021 2031 tte, Area Affe Offices 2049 2030 LIFE	\$35,800 ** Affected : 50% ected : 20% ** ** **	3 3 5 5 5 5 5	\$1,400 \$400 \$19,900 \$4,600 \$900	D C C C C C C C
Under Construction Roof Under Construction erior Floors Quarry Tile Vinyl Tile Vinyl Tile Vinyl Tile Wood Interior Walls Ceramic Tile Concrete Masonry Unit Gypsum Board	100% 20% 20% 5% Poor Subf Location Recent Re Location 55% 20% 10% 50% 20% Cracking/	loor Evide : Security place Evid : First Fla Now	nt, Extent : Modera Room ent, Extent : Light, oor Corridor And (\$8,200 , Extent : Moderate	2021 2031 tte, Area Affe Offices 2049 2030 LIFE LIFE LIFE	\$35,800 * * Affected : 50% ected : 20% * * * * * * * *	3 3 5 5 5 5 5	\$1,400 \$400 \$19,900 \$4,600 \$900 \$6,900	D C C C C C C C C C C
Under Construction Roof Under Construction erior Floors Quarry Tile Vinyl Tile Vinyl Tile Vinyl Tile Wood Interior Walls Ceramic Tile Concrete Masonry Unit Gypsum Board	100% 20% 20% 5% Poor Subf Location Recent Re Location 55% 20% 10% 50% 20% Cracking/ Location Water Per	loor Evide : Security place Evid : First Fla Now Crumbling : Bulkhea	nt, Extent : Modera Room ent, Extent : Light, oor Corridor And (\$8,200 , Extent : Moderata ds Extent : Light, Area	2021 2031 Area Affa Offices 2049 2030 LIFE LIFE LIFE e, Area Aj	\$35,800 ** Affected : 50% ected : 20% ** ** ** ffected : 10%	3 3 5 5 5 5 5	\$1,400 \$400 \$19,900 \$4,600 \$900 \$6,900	D C C C C C C C C C C
Under Construction Roof Under Construction erior Floors Quarry Tile Vinyl Tile Vinyl Tile Vinyl Tile Ceramic Tile Concrete Masonry Unit Gypsum Board Plaster	100% 20% 20% 5% Poor Subf Location Recent Re Location 55% 20% 10% 50% 20% Cracking/ Location Water Per	loor Evide : Security place Evid : First Fla Now Crumbling : Bulkhea netration, B	nt, Extent : Modera Room ent, Extent : Light, oor Corridor And (\$8,200 , Extent : Moderata ds Extent : Light, Area	2021 2031 Area Affa Offices 2049 2030 LIFE LIFE LIFE e, Area Aj	\$35,800 ** Affected : 50% ected : 20% ** ** ** ffected : 10%	3 3 5 5 5 5 5	\$1,400 \$400 \$19,900 \$4,600 \$900 \$6,900	D C C C C C C C C C C
Under Construction Roof Under Construction erior Floors Quarry Tile Vinyl Tile Vinyl Tile Vinyl Tile Wood Interior Walls Ceramic Tile Concrete Masonry Unit Gypsum Board	100% 20% 20% 5% Poor Subf Location Recent Re Location 55% 20% 10% 50% 20% Cracking/ Location Water Per	loor Evide : Security place Evid : First Fla Now Crumbling : Bulkhea netration, B	nt, Extent : Modera Room ent, Extent : Light, oor Corridor And (\$8,200 , Extent : Moderata ds Extent : Light, Area	2021 2031 Area Affa Offices 2049 2030 LIFE LIFE LIFE e, Area Aj	\$35,800 ** Affected : 50% ected : 20% ** ** ** ffected : 10%	3 3 5 5 5 5 5	\$1,400 \$400 \$19,900 \$4,600 \$900 \$6,900	D C C C C C C C C C C

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

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

Asset # : 4462

Electrical		Current I	Repair	Futur	e Replacement	Μ	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Cod
nder 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2031	* *	5	\$100	В
	Other Ob	servation, E	Extent : Moderate, A	Area Affe	ected : 100%			
	Location	n : Electrico	al Room					
	Explana	tion : Two	Electrical Services	Rated A	t 600a And 400a.			
Switchgear / Switchboard								
Fused Disc Sw	100%			2031	* *	5	\$100	В
Raceway								
Conduit	100%			2031	* *	1		В
Panelboards								
Molded Case Bkrs	100%			2029	* *	5	\$300	В
Wiring								
Thermoplastic	100%			2031	* *	1		В
Motor Controllers								
Locally Mounted	100%			2026	* *	5	\$100	В
round								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$200	В
ighting								
Interior Lighting								
Fluorescent	98%			2021	\$29,800	10	\$11,600	В
	Other Ob	servation, E	Extent : Moderate, A	Area Affe	ected : 100%			
	Location	1 : Through	out The Building					
	Explana	tion : T-12	Lamps					
HID	2%			2021	\$100	10		В
Egress Lighting								
Emergency, Service	50%			2021	\$1,000	1		В
Exit, Service	50%			2021	\$1,000	1		В
.,				-	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,			
lechanical		Current I	Repair	Futur	e Replacement	M	aintenance	
ystem	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
Component	Total	(Years)	2.500000000000	FY	2.500000000000	(Yrs)	2500000000000	Cod
Туре								
eating								
Energy Source								_
Natural Gas	100%			2031	* *	1		В
Conversion Equipment								
Hot Water Boiler	100%			2026	* *	1	\$6,400	В
			Extent : Light, Area	Affected	1:100%			
		n : Boiler R						
	Explana	tion : 3 Un	its - Multi Temp					
Distribution								
Hot Wtr Piping/Pump	100%			2029	* *	4	\$600	В
Terminal Devices								
Terminal Devices Convector/Radiator	100%			2026	* *	1	\$4,200	В

Air Conditioning

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

Asset # : 4462

echanical		Current F	Repair	Futur	Future Replacement		aintenance		
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Cod	
r Conditioning									
Energy Source									
Electricity	100%			2037	* *	1		В	
Conversion Equipment									
Int Pkg Unit - Cooling	10%			2019	\$18,400	2	\$100	В	
Window/Wall Unit	25%			2016	\$7,400	1		В	
No Component	65%							D	
Distribution									
Ductwork/Diffusers	10%			LIFE	* *	2	\$1,700	В	
No Component	90%							D	
ımbing									
H/C Water Piping									
Galv Iron/Steel	100%			2034	* *	1		В	
Water Heater									
Gas Fired	100%			2019	\$3,300	2	\$200	В	
Sanitary Piping									
Cast Iron	100%			LIFE	* *	1		В	
Storm Drain Piping									
Cast Iron	100%			LIFE	* *	1		В	
Sump Pump(s)									
Rigid Piping	100%			2026	* *	4	\$2,000	В	
Backflow Preventer									
Generic	100%			2026	* *	1	\$800	В	
Fixtures				-					
Generic	100%							В	

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

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.

SCCW CENTRAL

Asset # : 4443

Architecture		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
xterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%	Now	\$30,500	LIFE	* *	5	\$7,000	А
	-	-	Extent : Moderate	, Area Aj	ffected : 20%			
			ces & Throughout					
			d, Extent : Moderat	e, Area I	Affected : 50%			
	Location	: At Corni	ces					
Masonry: Brick	90%			LIFE	* *	5	\$16,100	А
Masonry: Granite	5%			LIFE	* *	5	\$700	А
Windows								
Aluminum	100%			2043	* *	5	\$4,100	А
Parapets								
Masonry: Brick	75%	Now	\$189,500	LIFE	* *	5	\$6,700	А
·	Jnt Morta	r Miss/Eroo	d, Extent : Moderat	e, Area A	Affected : 50%			
	Location	: Through	out					
Metal: Cage/Fence	25%	Now	\$10,500	2026	* *	5	\$7,200	А
Metall Suger Chee			xtent : Moderate, A		cted : 25%	5	¢7,200	11
		: Through						
Roof		0						
Modified Bitumen	30%			2026	* *	10	\$2,200	А
Panel/Paver: Cer/Brk	50%	Now	\$15,100	2031	* *	10	¢ _, _00	A
			Extent : Moderate		ffected : 40%			
	-	: Through		,	<i></i>			
Roll Roofing	15%	Now	\$500	2020	\$5,100	5	\$900	Α
Kon Kooning			xtent : Moderate, A			5	\$900	Л
		: Penthou		пей Ајје	cieu. 1070			
		. 1 спіной		20.41	* *	10	¢1.200	•
Skylight, Metal/Glass	5%			2041	Υ Υ	10	\$1,200	А
iterior								
Floors	1.00/			LIPP	* *	~	¢ 4, 400	C
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	С
Interior Walls	200/			2020	* *	~	¢15 000	C
Ceramic Tile	30%			2030	* *	5	\$15,200	C
Gypsum Board	10%			LIFE	* *	5	\$3,000	C
Plaster	60%			LIFE	<u>ዮ</u> ች	5	\$9,100	С
Ceilings	0.00/			2024	* *	F	¢14700	л
AcousTileSusp.Lay-In Plaster	80% 20%			2034 LIFE	* *	5 5	\$14,700 \$2,300	B B
	711%			I I HH	T T	<u>٦</u>	82.300	в

Electrical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority Code
$U_{2} = 1 + c_{00} V_{2} V_{2}$				

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.

SCCW CENTRAL

Asset # : 4443

Electrical		Current I	Repair	Futur	e Replacement	М	aintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Inder 600 Volts	•			-					
Service Equipment									
Fused Disc Sw	100%	1		2041	* *	5	\$100	В	
			Extent : Moderate, A		ected : 100%				
			al Room, Basement						
	Expland	tion : 800 A	Amps						
Switchgear / Switchboard									
Fused Disc Sw	100%	1		2041	* *	5	\$100	В	
Raceway								_	
Conduit	50%			2041	* *	1		В	
Conduit	50%	1		2031	* *	1		В	
Panelboards	• • • •				ste ste	_	¢100	P	
Fused Disc Sw	20%			2037	* *	5	\$100	B	
Molded Case Bkrs	80%)		2037	* *	5	\$300	В	
Wiring	1000			0044	ste ste			P	
Thermoplastic	100%			2041	* *	1		В	
Motor Controllers	1000/			2024	* *	~	¢100	P	
Locally Mounted	100%			2034	* *	5	\$100	В	
Ground									
Grounding Devices	1000/			LIEE	* *	5	¢200	р	
Generic	100% Other Ob		Triant · Madarata	LIFE		5	\$200	В	
	Other Observation, Extent : Moderate, Area Affected : 100% Location : Water Main								
			ected With Main W	lator Pin	a				
tand-by Power	Елрини	uion . Conn	ected with main w	ruier I ip	e				
Transfer Switches									
Automatic	100%			2034	* *	1	\$4,600	В	
Generators	100/0	'		2031		1	\$1,000	Б	
Diesel	100%			2030	* *	1	\$5,700	В	
			Extent : Moderate, A		ected : 100%	-	<i>40,700</i>	2	
		n : Basemer		55					
	Expland	tion : One	156 Kva						
Batteries	1								
Nickel Cadmium	100%			2016	\$700	5	\$3,300	В	
Fuel Storage									
Day Tank	100%			2037	* *	5	\$2,700	В	
,	Other Ob	servation, E	Extent : Moderate, A	Area Affe	ected : 100%				
	Location : Generator, Basement								
	Expland	ntion : 250 (Gallons						
lighting									
Interior Lighting									
Fluorescent	99%	1		2026	* *	10	\$13,400	В	
			Extent : Moderate, A	Area Affe	ected : 100%				
	Location	n : Through	out The Building						
	Expland	tion : T12,2	T8 And T5 Lamps						
HID	1%)		2021	\$100	10		В	
	,,,				,				

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

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

SCCW CENTRAL

Asset # : 4443

			ASSet # : 44	443				
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	I							
Egress Lighting								
Emergency, Service	60%			2026	* *	1		В
Exit, Service	40%			2026	* *	1		В
Mechanical		Current F	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Fuel Oil No 2	100%			2041	* *	5	\$4,600	В
Conversion Equipment								
Steam Boiler	100%			2026	* *	1	\$14,600	В
			Extent : Light, Area	Affected	1 : 100%			
			nt Boiler Room					
	Explana	tion : 1 Un	it					
Distribution	100-						*- • •	-
Steam Piping/Pump	100%			2041	* *	4	\$700	В
Terminal Devices	1000				ste ste		\$4.000	P
Convector/Radiator	100%			2026	* *	1	\$4,800	В
Air Conditioning								
Energy Source	1000/			2027	* *	1		р
Electricity	100%			2037	•••	1		В
Conversion Equipment Window/Wall Unit	650/			2010	¢22 700	1		р
	65% 35%			2019	\$23,700	1		B D
No Component Ventilation	53%							D
Distribution								
Distribution Ductwork/Diffusers	20%			LIFE	* *	2-5	\$1,600	В
No Component	20% 80%			LIFL		2-5	\$1,000	D
Exhaust Fans	0070							D
Roof	20%			2021	\$2,800	2	\$100	В
No Component	80%			2021	\$2,000	2	φ100	D
Plumbing	0070							D
H/C Water Piping								
Galv Iron/Steel	100%			2026	* *	1		В
Water Heater								
Gas Fired	100%			2019	\$4,100	2	\$200	В
	Other Obs	servation, E	Extent : Light, Area	Affected				
	Location	n : Boiler R	oom					
	Explana	tion : 2 Wo	rking Units And 1 (Obsolete	Unit			
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		В
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		В
Sump Pump(s)								
Rigid Piping	100%			2016	\$10,900	4	\$1,300	В
-								

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

SCCW CENTRAL

Asset # : 4443

Mechanical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority Code
Plumbing				
Fixtures				
Generic	100%			В
Vertical Transport				
Elevators				
Geared Traction	100%	LIFE **		С
	Other Observation, Extent : Light, Area	Affected : 100%		
	Location : All Floors B-4			
	Explanation : 1 Unit			

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

NECA ANNEX		
FREEMAN STREET		
ONX	Agency's Number	: N/A
IS0065.000 / 3015	Yr Built/Renovated	: 1919 / 2009
452	Project Type	: HOMELESS SERVICES
Oct-2009	Landmark Status	: NONE
sement, Roof, Floors 1,3,	5	
7 Lot : 1	BIN	: 2010906
		P FREEMAN STREET CONXAgency's NumberIS0065.000 / 3015Yr Built/Renovated452Project TypeOct-2009Landmark Statussement, Roof, Floors 1,3,5

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.

SENECA ANNEX

Asset #: 3015

rchitecture	Current Repa	M				
ystem Component Type	% of Fail Date Est Total (Years)	imated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Cod
terior						
Exterior Walls						
Cast Stone/Terra Cotta	5%	LIFE	* *	5	\$14,600	Α
	Recent Repair Evident, Ex	tent : Light, Area Affeo	cted : 60%			
	Location : Throughout					
Copper/Terne	5%	2065	* *	10	\$4,400	Α
	Recent Repair Evident, Ex Location : Throughout	tent : Light, Area Affeo	cted : 60%			
Masonry: Brick	90%	LIFE	* *	5	\$33,500	А
-	Recent Repair Evident, Ex	tent : Light, Area Affeo	cted : 60%			
	Location : Throughout					
Windows						
Aluminum	100%	2046	* *	5	\$11,500	Α
	Recent Installation, Exten	t : Light, Area Affected	! : 100%			
	Location : Throughout					
Parapets						
Masonry: Brick	100%	LIFE	* *	5	\$4,000	Α
Roof				1.0	* • • • • • • •	
Modified Bitumen	97%	2031	**	10	\$10,300	Α
	Recent Replace Evident, E Location : Throughout	xtent : Light, Area Affe	ected : 100%			
Skylight, Metal/Glass	3%	2051	* *	10	\$1,100	Α
, , , , , , , , , , , , , , , , , , , ,	Recent Replace Evident, E		ected : 100%		1 7	
	Location : Throughout					
terior						
Floors						
Cast in Place Concrete	5%	LIFE	* *	5	\$3,800	С
Ceramic Tile	15%	2030	* *	5	\$5,200	С
Vinyl Tile	15%	2026	* *	3	\$2,600	С
Wood	65%	2049	* *	5	\$42,500	С
Interior Walls						
Ceramic Tile	10%	2030	* *	5	\$5,600	С
Concrete Masonry Unit	5%	LIFE	* *	5	\$1,100	С
Gypsum Board	70%	LIFE	* *	5	\$23,700	С
Plaster	15%	LIFE	* *	5	\$2,500	С
Ceilings						
AcousTileSusp.Lay-In	15%	2034	* *	5	\$5,200	В
Gypsum Board	65%	LIFE	* *	5	\$28,300	В
Plaster	20%	LIFE	* *	5	\$4,400	В
lectrical	Current Repa	r Futur	e Replacement	M	aintenance	
ystem Component	% of Fail Date Est	imated Cost Year	Estimated Cost	Cycle	Estimated Cost	Priorit

FY

(Yrs)

Code

l	Jnder	600	Volts

Туре

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

(Years)

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

Total

SENECA ANNEX

Asset #: 3015

		A3361 m . J	015				
Electrical	Current	Repair	Futur	e Replacement	Μ	aintenance	
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Inder 600 Volts							
Service Equipment					_		_
Fused Disc Sw	100%		2031	* *	5	\$100	В
	Other Observation,		Area Affe	ected : 100%			
	Location : Electric	ai koom n Service Switch Ra	+ad @ 11	0.4 mm a			
Switchgear / Switchboard	Explanation . Mai	n service swiich Ka	<i>ieu</i> @ 40	10 Amps			
Fused Disc Sw	100%		2031	* *	5	\$100	В
Raceway	10070		2031		5	ψ100	Б
Conduit	100%		2031	* *	1		В
Panelboards							
Molded Case Bkrs	100%		2029	* *	5	\$600	В
Wiring							
Thermoplastic	100%		2031	* *	1		В
Motor Controllers							
Locally Mounted	100%		2026	* *	5	\$200	В
Ground							
Grounding Devices							
Generic	100%		LIFE	* *	5	\$300	В
	Other Observation,		Area Affe	ected : 100%			
	Location : Water M		7				
ichting	Explanation : Con	nected With Main W	ater Pip	e			
ighting Interior Lighting							
Fluorescent	30%		2021	\$16,500	10	\$6,400	В
Theorem	Other Observation,	Extent : Moderate, A			10	\$0,100	D
	Location : Corrido		55				
	Explanation : T-12	2 Lamps					
HID	2%		2016	\$200	10		В
Incandescent	68%		2021	\$37,400	2	\$400	В
Egress Lighting							
Emergency, Battery	20%		2021	\$1,900	10	\$1,100	В
Exit, Service	80%		2021	\$3,000	1		В
Mechanical	Current	Repair	Futur	e Replacement	м	aintenance	
System Component		e Estimated Cost		Estimated Cost	•	Estimated Cost	
Туре	Total (Years)		FY		(Yrs)		Cod
Ieating							
Energy Source							
Natural Gas	100%		2031	* *	1		В

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

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

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

SENECA ANNEX

Asset #: 3015

Mechanical		Current F	kepair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
leating								
Conversion Equipment Hot Water Boiler	Locatior		Extent : Light, Area ement Boiler Room its		* *	1	\$5,800	В
Hot Water Boiler	Locatior		Extent : Light, Area ement Boiler Room its	00	**	1	\$5,800	В
Distribution								
Hot Wtr Piping/Pump	100%			2029	* *	4	\$1,200	В
Terminal Devices Convector/Radiator	100%			2026	* *	1	\$7,500	В
Air Conditioning								
Energy Source Electricity	100%			2029	* *	1		В
Conversion Equipment								
Int Pkg Unit - Cooling			\$1,700 t : Severe, Area Aff ement Boiler Room		\$33,400 0%	2	\$100	В
Window/Wall Unit	10%			2016	\$5,300	1		В
No Component	80%				+- ,	-		D
Distribution								
Ductwork/Diffusers	10%			LIFE	* *	2	\$3,000	В
No Component	90%							D
entilation								
Distribution	2004				ala ala	2.5	*2 000	P
Ductwork/Diffusers	30%			LIFE	* *	2-5	\$3,900	B
No Component Exhaust Fans	70%							D
Roof	30%			2021	\$6,200	2	\$200	В
No Component	50% 70%			2021	\$0,200	2	φ200	D
Plumbing	7070							Ľ
H/C Water Piping Galv Iron/Steel	100%			2026	* *	1		В
HW Heat Exchanger HTHW/HW	100%			2020	\$59,800	-		B
Sanitary Piping	100%			2021	¢39,000			D
Cast Iron	100%			LIFE	* *	1		В
Storm Drain Piping Cast Iron	100%			LIFE	* *	1		В
Sump Pump(s)	100%			2016			\$1,300	

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 - FY 2013 Print Date : 22-Oct-2012

Asset Name	: SENECA AVENUE HOUSES EDDIE	FERNANDEZ HOU	SES
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



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

DEPT. OF HOMELESS SERVICES - 071 SENECA AVENUE HOUSES EDDIE FERNANDEZ HOUSES

Asset # : 2595

Architecture	Current R	ASSEL # : 2: epair		Replacement	M	aintenance	
System Component Type		Estimated Cost		Estimated Cost		Estimated Cost	Priority Code
Exterior							
Exterior Walls	0.004			ate ate	-	\$20.500	
Masonry: Brick	90% Water Penetration, Ex Location : B & C Lir	-	LIFE Affected :	**	5	\$80,600	A
Masonry: Brick	10% Other Observation, Ex Location : North Fac Explanation : Cemen	cade	LIFE Area Affec	* * ted : 100%	5	\$9,000	A
Windows							
Aluminum	95% Now Broken/Missing Eleme Location : Througho	ut			5	\$2,900	А
	Ctrwt/Balnc Not Func. Location : Througho Thermally Inefficient, Location : Througho	ut Extent : Severe, A					
Metal Clad	5% 2-4 Corrosion/Rusting, Ex Location : Stairs Glazing Broken/Crack				5	\$900	А
	Location : Stairs Thermally Inefficient, Location : Stairs						
Parapets	C 00/			<u>ب</u> بد	~	¢2.400	
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 Roof	5%		LIFE	* *	5	\$1,800	A
Modified Bitumen	98%		2029	* *	10	\$45,000	А
Skylight, Metal/Glass	2%		2047	* *	10	\$3,100	A
nterior	-/-		2011		10	<i>40,100</i>	
Floors							
Ceramic Tile	10% Now Cracking/Crumbling, Location : Bathroom		2030 , Area Aff	* * Tected : 30%	5	\$4,700	C
Vinyl Tile	30% Now	\$52,400	2021	\$261,800	3	\$10,500	С
	Punct/Tear/Impact Da Location : Througho	mage, Extent : Mo				2,2 00	-
Wood	60% Now Dry Rot/Decay, Exten Location : Througho		2049 Affected	* *	5	\$52,700	С
Interior Walls							
Interior Walls Gypsum Board Plaster	70% 30%		LIFE LIFE	* * * *	5	\$47,100 \$10,100	C 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.

DEPT. OF HOMELESS SERVICES - 071 SENECA AVENUE HOUSES EDDIE FERNANDEZ HOUSES

Asset # : 2595

			ASSet # : 2:	191				
Architecture		Current	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Cod
nterior								
Ceilings	0.00/			LIPP	* *	_	¢02.800	р
Gypsum Board Plaster	80% 20%			LIFE LIFE	* *	5 5	\$93,800 \$11,700	B B
Taster	2070			LIL		5	φ11,700	D
Electrical		Current	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Service Equipment Fused Disc Sw	Location	servation, 1 1 : Electric	Extent : Moderate, A al Room) Amps Service	2031 Area Affe	* * ected : 100%	5	\$300	В
Switchgear / Switchboard Fused Disc Sw	100%			2031	* *	5	\$300	В
Raceway Conduit	100%			2031	* *	1		В
Panelboards Molded Case Bkrs	100%			2029	* *	5	\$1,700	В
Wiring Thermoplastic	100%			2031	* *	1		В
Motor Controllers Locally Mounted	100%			2026	* *	5	\$400	В
Ground Grounding Devices Not Accessible	Location	servation, 1 1 : Basemer	Extent : Light, Area nt ered With Insulation		: 100%			D
lighting								
Interior Lighting Fluorescent	Location			2021 Area Affe	\$34,100 ected : 100%	10	\$13,200	В
HID	2% Other Obs Location	servation, 1 1 : Front Er	Extent : Moderate, A utrance, Roof Pressure Sodium	2021 Area Affe	\$500 ected : 100%	10		В
Incandescent	75%	0		2021	\$111,100	2	\$1,100	В
Egress Lighting Exit, Service	50%			2026	* *	1		В
Exit, Battery	50%			2026	* *	10	\$2,100	В

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

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

	A3561 #					
Mechanical	Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated C Total (Years)	Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Cod
leating						
Energy Source						
Natural Gas	100%	2041	* *	1		В
Conversion Equipment						
Hot Water Boiler	100%	2026	* *	1	\$31,100	В
	Other Observation, Extent : Light, .		: 100%			
	Location : Basement Boiler Room	ı				
	Explanation : 2 Units					
Distribution						_
Hot Wtr Piping/Pump	100%	2029	* *	4	\$3,100	В
Terminal Devices						_
Convector/Radiator	100%	2026	* *	1	\$20,300	В
Air Conditioning						
Energy Source	1000/		ate ate			P
Electricity	100%	2029	* *	1		В
Conversion Equipment	100/	0016	\$14.0 00			P
Window/Wall Unit	10%	2016	\$14,300	1		B
No Component	90%					D
Ventilation						
Distribution Ductwork/Diffusers	1000/	LIFE	* *	25	\$24,000	р
	100%	LIFE		2-5	\$34,900	В
Exhaust Fans	1000/	2026	* *	2	¢1 000	р
Roof	100%	2026	•••	2	\$1,900	В
Plumbing H/C Water Piping						
Galv Iron/Steel	100%	2026	* *	1		В
Water Heater	100/0	2020		1		D
Gas Fired	100%	2016	\$16,200	2	\$900	В
Gustined	Other Observation, Extent : Light, J			2	φ700	Ъ
	Location : Boiler Room	in eu rijjeereu	1 100,0			
	Explanation : Needs A Hot Water	Tank				
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		В
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		В
Vertical Transport						
Elevators						
Hydraulic	10%	LIFE	* *			С
-	Other Observation, Extent : Light, A		: 10%			
	Location : B - G					
	Explanation : 1 Frieght					
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.

DEPT. OF HOMELESS SERVICES - FY 2013 Print Date : 22-Oct-2012

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				
Interior Architecture	\$51,700			\$8,700
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



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

SPRINGFIELD FAMILY INN

Asset # : 2670

			Asset # : 20					
Architecture		Current I	Repair	Futur	e Replacement	M	aintenance	
zstem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit Coo
terior				•				
Exterior Walls						_		
Masonry: Brick	100%			LIFE	* *	5	\$56,100	Α
Windows	1000/	N	¢25.400	2027	* *	5	¢1.000	
Aluminum		netration, E	\$35,400 Extent : Light, Area Throughout	2037 Affected		5	\$1,900	A
Parapets Metal: Cage/Fence	100%			2034	* *	5-10	\$68,500	А
Roof								
Built-Up (BUR)		stallation, 1 1 : Through	Extent : Light, Area out	2031 Affected	* * ! : 100%	10	\$46,800	А
Metal Panel	35%			2034	* *	10	\$46,200	А
terior Floors								
Cast in Place Concrete	5%			LIFE	* *	5	\$8,000	С
Vinyl Tile	95%			2026	* *	3	\$34,900	С
Interior Walls								
Ceramic Tile	10%			2024	* *	5	\$8,800	С
Concrete Masonry Unit	13%		*• • • • • •	LIFE	* *	5	\$4,600	C
Gypsum Board		netration, E	\$24,100 Extent : Light, Area out Rooms 208-210		* *	5	\$40,500	С
Ceilings								
Gypsum Board	80%	Now	\$14,500	LIFE	* *	5	\$73,400	В
			xtent : Light, Area out Rooms 208-210		: 5%			
Plaster	20%			LIFE	* *	5	\$9,200	В
lectrical		Current I	Repair	Futur	e Replacement	M	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit Coo
nder 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2031	* *	5	\$200	В
	Location	ı : Electrico	Extent : Moderate, A al Room 800 Amps Main Di.					
Switchgear / Switchboard Fused Disc Sw	100%			2031	* *	5	\$200	В
Raceway	10070						<i>\$200</i>	2
Conduit	100%			2031	* *	1		В
Panelboards	/ •							
Molded Case Bkrs	100%			2029	* *	5	\$1,300	В
Wiring								
Thermoplastic	100%			2031				В

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

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

SPRINGFIELD FAMILY INN

Asset # : 2670

	Asset #		o Donio oceant			
Electrical	Current Repair		e Replacement		aintenance	
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts						
Motor Controllers						
Locally Mounted	100%	2026	* *	5	\$300	В
Ground						
Grounding Devices	1000/		ste ste	-	\$7 00	D
Generic	100%	LIFE	* *	5	\$700	В
Stand-by Power						
Batteries Lead/Acid	100%	2014	\$600	5	\$1,800	В
Lead/Acid	Not Functioning, Extent : Moderate,			5	ψ1,000	Б
	Location : Electrical Room	, 111001199000				
	Other Observation, Extent : Modera	ite, Area Affe	cted : 100%			
	Location : Electrical Room	, 55				
	Explanation : One 15 Kva 208v/12	20v Uninterr	uptible Power Syst	em (ups)		
Lighting						
Interior Lighting						
Fluorescent	60%	2026	* *	10	\$27,000	В
	Other Observation, Extent : Modera	ite, Area Affe	cted : 90%			
	Location : Throughout					
	Explanation : Using T8 Lamps					
Fluorescent	35%	2021	\$40,600	10	\$15,700	В
	Other Observation, Extent : Modera	ite, Area Affe	cted : 100%			
	Location : Throughout					
	Explanation : Using T12 Lamps					
HID	5%	2026	* *	10	\$100	В
Egress Lighting	500/	2021	\$4,000	1		р
Emergency, Service Exit, Service	50% 50%	2021 2021	\$4,000 \$4,000	1		B B
,	50%	2021	\$4,000	1		D
Lightning Protection Arresters/Cabling						
Generic	100%	2036	* *	5	\$800	В
	10070	2030		5	φ000	Ь
Mechanical	Current Repair	Futur	e Replacement	М	aintenance	
System	% of Fail Date Estimated Co	ost Vear	Estimated Cost	Cycle	Estimated Cost	Priority
Component	Total (Years)	FY	Listinuted Cost	(Yrs)	Listinuted Cost	Code
Туре						
Heating						
Energy Source Natural Gas	100%	2041	* *	1		В
Conversion Equipment	100%	2041		1		Б
Hot Water Boiler	50%	2038	* *	1	\$12,200	В
Hot Water Doner	Other Observation, Extent : Light, A		: 50%	1	ψ12,200	Ъ
	Location : Basement Boiler Room					
	Explanation : 1 Of 2 Units					
Hot Water Boiler	50%	2026	* *	1	\$12,200	В
	Other Observation, Extent : Light, A		: 50%	-	<i>÷</i> ····	
	Location : Basement Boiler Room					
	Explanation : 1 Of 2 Units					

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

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

SPRINGFIELD FAMILY INN

Asset # : 2670

			ASSEL # . Z					
Mechanical		Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Cod
Ieating								
Distribution								
Hot Wtr Piping/Pump	100%			2043	* *	4	\$3,600	В
Terminal Devices			*- 400		*----------		* • • • • •	-
Air Handler	25%		\$7,400	2021	\$73,600	1	\$6,800	В
			lerate, Area Affecte Bassin out	ra : 3%				
			n Basement					
Convector/Radiator	75%			2026	* *	1	\$11,900	В
Air Conditioning								
Energy Source	1000/			2020	* *	1		р
Electricity	100%			2029		1		В
Conversion Equipment Int Pkg Unit -	15%			2025	* *	2	\$500	В
Heating/Cooling	13%			2023		2	\$300	D
Window/Wall Unit	10%			2016	\$11,200	1		В
No Component	75%			2010	\$11,200	1		D
Ventilation	1370							D
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$27,300	В
Exhaust Fans							. ,	
Interior	20%			2021	\$12,100	2	\$300	В
Roof	80%	Now	\$10,400	2021	\$34,700	2	\$1,000	В
	Not in Ser	vice, Exten	t : Severe, Area Aff	ected : 6	0%			
	Location	n : Roof						
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2031	* *	1		В
HW Heat Exchanger								_
HTHW/HW	100%			2051	* *			В
			Extent : Light, Area	Affected	: 100%			
		n : Boiler R						
	Explana	tion : 1 Bra	and New Unit					
Sanitary Piping	100%			LIFE	* *	1		В
Cast Iron	100%			LIFE		1		D
Storm Drain Piping Cast Iron	100%			LIFE	* *	1		В
Sump Pump(s)	100%			LIFE		1		Б
Rigid Piping	100%			2021	\$10,100	4	\$1,300	В
Sewage Ejector(s)	100%			2021	φ10,100	4	φ1,500	Ъ
Electric	100%			2026	* *	4	\$2,000	В
Backflow Preventer	10070			2020		-7	ψ2,000	U
Generic	100%			2026	* *	1	\$3,000	В
Fixtures	10070			_3_3		•	40,000	2
Generic	100%							В
Vertical Transport	/ •							

Vertical Transport

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

SPRINGFIELD FAMILY INN

Asset # : 2670

Mechanical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority Code
Vertical Transport				
Elevators				
Hydraulic	100%	LIFE **		С
-	Other Observation, Extent : Light, Area	a Affected : 100%		
	Location : C-2			
	Explanation : 1 Unit			

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

Asset # : 1944

rchitecture		Current F	Repair	Futur	e Replacement	Μ	aintenance	
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Cod
terior								
Exterior Walls	50/	NT	¢10,500	LIPP	* *	~	A7 7 0 0	
Cast in Place Concrete	5% Broken/M		\$19,500 hents, Extent : Seve	LIFE		5	\$7,700	А
		-	ienis, Exieni : Seve it Window At South		Ajjecied : 15%			
			ent, Extent : Severe		ffected · 15%			
	-	-	it Window At South	-	<i>Jeelea</i> . 1570			
Concrete Masonry Unit	15%			LIFE	* *	5	\$2,900	A
Coherete Masonry Onit		Crumbling	Extent : Moderate		ffected : 10%	5	\$2,900	А
	-	i : South Fa		,				
			Extent : Moderate, A	Area Affe	ected : 100%			
		n : South Fa						
	Explana	tion : Secti	on Of South Facad	e Is Cove	ered With Stucco.			
Masonry: Brick	5%	Now	\$5,100	LIFE	* *	5	\$1,500	А
	Misaligne	d/Bulging,	Extent : Severe, Ar	ea Affect	ed : 5%			
			South Facade					
			Extent : Severe, Are	a Affecte	ed : 5%			
			South Facade					
		tion : Brick	Section Has Been					
Masonry: Brick	60%		* 4 000	LIFE	* *	5	\$18,500	A
Stucco Cement	5%	Now	\$4,800	2034	**	5	\$1,900	А
	-	Crumbling, 1 : East Fac	Extent : Moderate	, Area A	ffected : 15%			
				2024	* *	~	¢2.000	•
Stucco Cement	10% Broken/M		\$19,000 hents, Extent : Seve	2034		5	\$3,900	А
		-	ienis, Exieni . seve icade,East Facade	re, Areu	Ajjecieu . 2576			
			Extent : Moderate, A	Area Affa	octed · 100%			
		i : Through		n cu rijje				
		-	o Over Brick					
Windows	1							
Aluminum	90%	Now	\$8,800	2037	* *	5	\$900	А
	Ctrwt/Bali	nc Not Fun	ct, Extent : Modera	ite, Area	Affected : 25%			
	Location	ı : Through	out					
Steel	10%	Now	\$11,800	2046	* *	5	\$1,300	А
		-	xtent : Moderate, A	Area Affe	cted : 35%			
		-	oor And Stairs					
			Extent : Moderate,	Area Af	fected : 50%			
		n : Fifth Fla			cc . 1 500/			
			, Extent : Moderate	e, Area A	<i>#ected : 50%</i>			
	Location	i : Fifth Flo	oor And Stair					

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

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

Asset # : 1944

			Asset # : 1	944				
Architecture		Current F	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
xterior								
Parapets								
Masonry: Brick	65%			LIFE	* *	5	\$1,100	А
Metal Panel	5%		\$700	2041	* *	5	\$200	А
		lissing Elen n : Coping	ients, Extent : Mod	erate, Ar	rea Affected : 15%			
Metal Rail	5%	Now	\$200	2026	* *	5	\$600	А
			Extent : Moderate, ers Of Building	Area Afj	fected : 50%			
Stucco Cement	25%			2034	* *	5	\$1,000	А
Roof								
Modified Bitumen	95%			2026	* *	10	\$12,500	А
Skylight, Metal/Glass	5%			2031	* *	10	\$2,200	А
nterior Floors								
Ceramic Tile	5%			2024	* *	5	\$1,600	С
Marble Panels	5%			LIFE	* *	5	\$1,200	С
Terrazzo	15%	Now	\$13,800	LIFE	* *	5	\$3,700	С
	-	Crumbling, n : Lobby	, Extent : Moderate	, Area A	ffected : 10%			
Vinyl Tile	75%			2021	\$219,400	3	\$8,800	С
Interior Walls								
Plaster	100%			LIFE	* *	5	\$11,300	С
Ceilings	0.004					_	***	
AcousTileSusp.Lay-In	80%			2026	* *	5	\$25,200	B
Metal Panel	5%			LIFE	* *	5	\$2,000	В
Plaster	15%			LIFE	* *	5	\$2,900	В
Iectrical		Current F	Repair	Futur	e Replacement	М	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Cod
Inder 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2021	\$900	5	\$100	В
			Extent : Moderate, A	Area Affe	ected : 100%			
		n : Electrico						
	Explana	tion : Main	Service Switch Ra	ted 800 I	Amperes.			
Switchgear / Switchboard	4000				* • • * • • •	_	* 1 0 0	-
Fused Disc Sw	100%			2021	\$14,500	5	\$100	В
Raceway	1000/			2021	40 500	1		ъ
Conduit	100%			2021	\$2,500	1		В
Panelboards	1.00/			2020	Φ1 100	F	φ100	ъ
Fused Disc Sw	10%			2020	\$1,100	5	\$100 \$500	B
Molded Case Bkrs	90%			2020	\$9,900	5	\$500	В
Wiring	1000/			2021	\$2 000	1		р
Thermoplastic	100%			2021	\$3,900	1		В

Ground

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

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included. ** Replacement cost estimated to be beyond ten years is not included in this report.

Asset # : 1944

	Asset # : 1	944				
Electrical	Current Repair Future Replacement Maintenance				aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Ground						
Grounding Devices	1000/			-	\$2 00	Ð
Generic	100%	LIFE	* *	5	\$300	В
tand-by Power						
Transfer Switches Manual	100%	2021	\$10,600	5	\$100	В
Generators	100%	2021	\$10,000	5	\$100	Б
Not Accessible	100%					D
Batteries						
Not Accessible	100%					D
ighting						
Interior Lighting						
Fluorescent	98%	2016	\$48,700	10	\$18,900	В
	Other Observation, Extent : Moderate,	Area Affe	ected : 100%			
	Location : Throughout					
	Explanation : Lamp T-12					
HID	1%	2016	\$100	10		В
Incandescent	1%	2016	\$500	2		В
Egress Lighting						
Emergency, Service	50%	2016	\$1,700	1		В
	500/	0010		1		р
Exit, Service	50%	2016	\$1,700	1		В
	50% Current Repair		\$1,700 re Replacement		aintenance	В
Mechanical System Component		Futur	·	М	aintenance Estimated Cost	B Priority Cod
Mechanical System Component Type	Current Repair % of Fail Date Estimated Cost	Futur Year	e Replacement	M Cycle		Priority
Mechanical System Component Type Jeating	Current Repair % of Fail Date Estimated Cost	Futur Year	e Replacement	M Cycle		Priorit
Mechanical System Component Type	Current Repair % of Fail Date Estimated Cost	Futur Year	e Replacement	M Cycle		Priorit
Mechanical System Component Type leating Energy Source Natural Gas	Current Repair % of Fail Date Estimated Cost Total (Years)	Futur Year FY	re Replacement Estimated Cost	M Cycle (Yrs)		Priorit; Cod
Mechanical System Component Type leating Energy Source	Current Repair % of Fail Date Estimated Cost Total (Years)	Futur Year FY	re Replacement Estimated Cost	M Cycle (Yrs)		Priorit Cod
Mechanical System Component Type Ieating Energy Source Natural Gas Conversion Equipment	Current Repair % of Fail Date Estimated Cost Total (Years) 100% 100% Leak Evident, Extent : Moderate, Area	Futur Year FY 2041 2034 Affected	re Replacement Estimated Cost * * * *	M Cycle (Yrs) 1	Estimated Cost	Priorit Cod
Mechanical System Component Type leating Energy Source Natural Gas Conversion Equipment	Current Repair % of Fail Date Estimated Cost Total (Years) 100% 100%	Futur Year FY 2041 2034 Affected	re Replacement Estimated Cost * * * *	M Cycle (Yrs) 1	Estimated Cost	Priorit Cod B
Mechanical System Component Type leating Energy Source Natural Gas Conversion Equipment	Current Repair % of Fail Date Estimated Cost Total (Years) 100% 100% Leak Evident, Extent : Moderate, Area	Futur Year FY 2041 2034 Affected . ups	e Replacement Estimated Cost ** **	M Cycle (Yrs) 1	Estimated Cost	Priorit Cod B
Mechanical System Component Type Ieating Energy Source Natural Gas Conversion Equipment	Current Repair % of Fail Date Estimated Cost Total (Years) 100% 100% Leak Evident, Extent : Moderate, Area Location : Boiler Feed Tank And Pur Other Observation, Extent : Light, Area Location : Basement Boiler Room	Futur Year FY 2041 2034 Affected . ups	e Replacement Estimated Cost ** **	M Cycle (Yrs) 1	Estimated Cost	Priorit Cod B
Mechanical System Component Type leating Energy Source Natural Gas Conversion Equipment Steam Boiler	Current Repair % of Fail Date Estimated Cost Total (Years) 100% 100% Leak Evident, Extent : Moderate, Area Location : Boiler Feed Tank And Pur Other Observation, Extent : Light, Area	Futur Year FY 2041 2034 Affected . ups	e Replacement Estimated Cost ** **	M Cycle (Yrs) 1	Estimated Cost	Priorit Cod B
Mechanical System Component Type leating Energy Source Natural Gas Conversion Equipment Steam Boiler Distribution	Current Repair % of Fail Date Estimated Cost Total (Years) 100% 100% Leak Evident, Extent : Moderate, Area Location : Boiler Feed Tank And Pur Other Observation, Extent : Light, Area Location : Basement Boiler Room Explanation : 2 Units	Futur Year FY 2041 2034 Affected aps Affected	te Replacement Estimated Cost * * * * * 10%	M Cycle (Yrs) 1 1	Estimated Cost \$20,800	Priorit Cod B B
Mechanical System Component Type Leating Energy Source Natural Gas Conversion Equipment Steam Boiler Distribution Steam Piping/Pump	Current Repair % of Fail Date Estimated Cost Total (Years) 100% 100% Leak Evident, Extent : Moderate, Area Location : Boiler Feed Tank And Pur Other Observation, Extent : Light, Area Location : Basement Boiler Room	Futur Year FY 2041 2034 Affected . ups	e Replacement Estimated Cost ** **	M Cycle (Yrs) 1	Estimated Cost	Priorit Cod
Mechanical System Component Type leating Energy Source Natural Gas Conversion Equipment Steam Boiler Distribution Steam Piping/Pump Terminal Devices	Current Repair % of Fail Date Estimated Cost Total (Years) 100% 100% Leak Evident, Extent : Moderate, Area Location : Boiler Feed Tank And Pur Other Observation, Extent : Light, Area Location : Basement Boiler Room Explanation : 2 Units 100%	Futur Year FY 2041 2034 Affected a Affected 2031	e Replacement Estimated Cost ** ** : 10% 1: 100% **	M Cycle (Yrs) 1 1	Estimated Cost \$20,800 \$1,600	Priorit Cod B B
Mechanical System Component Type Ieating Energy Source Natural Gas Conversion Equipment Steam Boiler Distribution Steam Piping/Pump Terminal Devices Convector/Radiator	Current Repair % of Fail Date Estimated Cost Total (Years) 100% 100% Leak Evident, Extent : Moderate, Area Location : Boiler Feed Tank And Pur Other Observation, Extent : Light, Area Location : Basement Boiler Room Explanation : 2 Units	Futur Year FY 2041 2034 Affected aps Affected	te Replacement Estimated Cost * * * * * 10%	M Cycle (Yrs) 1 1	Estimated Cost \$20,800	Priorit Cod B B
Mechanical System Component Type leating Energy Source Natural Gas Conversion Equipment Steam Boiler Distribution Steam Piping/Pump Terminal Devices Convector/Radiator Sir Conditioning	Current Repair % of Fail Date Estimated Cost Total (Years) 100% 100% Leak Evident, Extent : Moderate, Area Location : Boiler Feed Tank And Pur Other Observation, Extent : Light, Area Location : Basement Boiler Room Explanation : 2 Units 100%	Futur Year FY 2041 2034 Affected a Affected 2031	e Replacement Estimated Cost ** ** : 10% 1: 100% **	M Cycle (Yrs) 1 1	Estimated Cost \$20,800 \$1,600	Priorit Cod B B
Mechanical System Component Type leating Energy Source Natural Gas Conversion Equipment Steam Boiler Distribution Steam Piping/Pump Terminal Devices Convector/Radiator Sir Conditioning Energy Source	Current Repair % of Fail Date Estimated Cost Total (Years) 100% 100% Leak Evident, Extent : Moderate, Area Location : Boiler Feed Tank And Pur Other Observation, Extent : Light, Area Location : Basement Boiler Room Explanation : 2 Units 100% 100%	Futur Year FY 2041 2034 Affected a Affected 2031 2034	re Replacement Estimated Cost ** ** : 10% 1: 100% ** **	M Cycle (Yrs) 1 1 1 4 4	Estimated Cost \$20,800 \$1,600	Priorit Cod B B B B
Mechanical System Component Type leating Energy Source Natural Gas Conversion Equipment Steam Boiler Distribution Steam Piping/Pump Terminal Devices Convector/Radiator Stir Conditioning Energy Source Electricity	Current Repair % of Fail Date Estimated Cost Total (Years) 100% 100% Leak Evident, Extent : Moderate, Area Location : Boiler Feed Tank And Pur Other Observation, Extent : Light, Area Location : Basement Boiler Room Explanation : 2 Units 100%	Futur Year FY 2041 2034 Affected a Affected 2031	e Replacement Estimated Cost ** ** : 10% 1: 100% **	M Cycle (Yrs) 1 1	Estimated Cost \$20,800 \$1,600	Priorit Cod B B
Mechanical System Component Type leating Energy Source Natural Gas Conversion Equipment Steam Boiler Distribution Steam Piping/Pump Terminal Devices Convector/Radiator Air Conditioning Energy Source Electricity Conversion Equipment	Current Repair % of Fail Date Estimated Cost Total (Years) 100% 100% Leak Evident, Extent : Moderate, Area Location : Boiler Feed Tank And Pure Other Observation, Extent : Light, Area Location : Basement Boiler Room Explanation : 2 Units 100% 1000 100%	Futur Year FY 2041 2034 Affected a Affected 2031 2034 2029	te Replacement Estimated Cost ** ** : 10% 2 : 100% ** ** ** **	M Cycle (Yrs) 1 1 1 4 1 1	Estimated Cost \$20,800 \$1,600	Priorit Cod B B B B B
Mechanical System Component Type Heating Energy Source Natural Gas Conversion Equipment Steam Boiler Distribution Distribution Convector/Radiator Convector/Radiator Air Conditioning Energy Source Electricity	Current Repair % of Fail Date Estimated Cost Total (Years) 100% 100% Leak Evident, Extent : Moderate, Area Location : Boiler Feed Tank And Pur Other Observation, Extent : Light, Area Location : Basement Boiler Room Explanation : 2 Units 100% 100%	Futur Year FY 2041 2034 Affected a Affected 2031 2034	re Replacement Estimated Cost ** ** : 10% 1: 100% ** **	M Cycle (Yrs) 1 1 1 4 4	Estimated Cost \$20,800 \$1,600	Priority Cod B B B B

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.

Asset # : 1944

Mechanical	Current Repair	Future	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Ventilation						
Distribution						_
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$11,700	В
Exhaust Fans						_
Roof	100%	2026	* *	2	\$700	В
Plumbing						
H/C Water Piping	1000/	2026	ale ale			р
Galv Iron/Steel	100%	2026	* *	1		В
Water Heater	1000/	2016	¢ = 100	•	\$200	р
Gas Fired	100%	2016	\$5,400	2	\$300	В
	Other Observation, Extent : Light, A	rea Affected	: 100%			
	Location : Boiler Room					
	Explanation : 3 Units					
Sanitary Piping	1000/	LIFE	* *	1		л
Cast Iron	100%	LIFE		1		В
Storm Drain Piping	1000/		* *	1		р
Cast Iron	100%	LIFE	-11-	1		В
Sump Pump(s)	1000/	2014	¢< 100	4	¢2.000	р
Submersible	100%	2014	\$6,100	4	\$2,000	В
Backflow Preventer	0.00/					D
No Component Generic	90% 10%	2026	* *	1	\$100	D B
Generic	10% Other Observation, Extent : Light, A			1	\$100	В
	Location : Boiler Room	Treu Ajjecieu	. 1070			
	Explanation : Boilers Only					
Fixtures	Explanation . Bollers Only					
Generic	100%					В
	100%					D
Vertical Transport Elevators						
Geared Traction	100%	LIFE	* *			С
Gearce Haction	Other Observation, Extent : Light, A					C
	Location : B-6	n cu rijjecieu	. 100/0			
	Explanation : 2 Units					
	Explanation . 2 Onlis					

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

Print Date: 22-Oct-2012 DEPT. OF HOMELESS SERVICES - FY 2013

Asset Name	STOCKHOLM RESIDENCE (2 BUILDINGS)							
Address	: 99-103 STOCKHOLM STREET @CEM	NTRAL 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

rchitecture	Current F	Repair	Futur	e Replacement	M	aintenance	
stem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Cod
terior							
Exterior Walls	500/ Nor	¢76000		* *	5	¢22.400	٨
Masonry: Brick	50% Now Cracking/Crumbling, Location : South An Sidewalk Shed in Use Location : South An	nd East Facades 2, Extent : Moderat	-	ffected : 10%	5	\$23,400	A
Masonry: Brick	50% Now Cracking/Crumbling, Location : Through Other Observation, E Location : Areaway Explanation : Stucc	out, Bulkheads Extent : Light, Area 28	-	-	5	\$23,400	A
Windows							
Aluminum	90%		2037	* *	5	\$9,000	А
Metal Clad	10%		2029	* *	5	\$6,200	А
Parapets							
Masonry: Brick	35%		LIFE	* * *	5	\$2,700	А
Masonry: Brick	65% Other Observation, E Location : Areaway Explanation : Stucc	s And Interior Fac		: 100%	5	\$5,000	A
Roof							
Modified Bitumen	95% Now Alligatoring, Extent : Location : Through Water Penetration, E Location : Above D	out Extent : Moderate, A					A
Skylight, Metal/Glass	5% Now	\$11,100	2031	* *			А
Skyngin, ivietai/Olass	3% NOW Miss/Damaged Flash Location : Stairs Water Penetration, E Location : Stairs	nings, Extent : Mod	erate, Ar	ea Affected : 10%			л
erior							
Floors							
Cast in Place Concrete	5%		LIFE	* *	5	\$5,100	С
Ceramic Tile	20%		2030	* *	5	\$9,300	С
Vinyl Tile	25%		2021	\$108,700	3	\$4,400	С
Wood	50%		2036	* *	5	\$43,800	С
Interior Walls	2004		0000		-	#00 100	~
Ceramic Tile	20%		2030	* *	5	\$22,100	C
Gypsum Board	60%		LIFE	* * *	5	\$39,800	C
Plaster	20%		LIFE	~ *	5	\$6,600	С
Ceilings	1000/			* *	5	\$5C 000	п
Gypsum Board	100% Water Penetration, E	rtont · Moderate	LIFE		5	\$56,800	В
	water renetration, E	ліеті . тоаетаге. Е	weu Alfe	cieu. 1070			

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

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

DEPT. OF HOMELESS SERVICES - 071 STOCKHOLM RESIDENCE (2 BUILDINGS)

Asset # : 4457

Electrical		Current F	Repair	Futur	e Replacement	M	aintenance	
system Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Cod
nder 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2031	* *	5	\$200	В
		servation, E 1 : Electrica	Extent : Moderate, A	Area Affe	ected : 100%			
			u koom Service Switch Ra	+ad @ 1(0 American			
Switchgear / Switchboard	Ехріана	iion : Main	Service Switch Ka	<i>iea</i> @ 40	0 Amperes			
Fused Disc Sw	100%			2031	* *	5	\$200	В
Raceway	10070			2001		5	φ200	Ъ
Conduit	100%			2031	* *	1		В
Panelboards								
Molded Case Bkrs	100%			2029	* *	5	\$1,200	В
Wiring								
Thermoplastic	100%			2031	* *	1		В
Motor Controllers								
Locally Mounted	100%			2026	* *	5	\$300	В
bround								
Grounding Devices								
Generic	100%		\$900	LIFE	* *	5	\$700	В
			Extent : Moderate, A	Area Affe	ected : 100%			
		ı : Water M						
• 1	Explana	tion : Corre	oded					
ighting Interior Lighting								
Interior Lighting Fluorescent	35%			2021	\$37,200	10	\$14,400	В
Thoreseem		servation F	Extent : Moderate, A			10	\$14,400	D
		ı : Through		n eu rijje				
		-	g T-12 Lamps					
Incandescent	65%		5	2021	\$69,200	2	\$700	В
Egress Lighting	0570			2021	\$69,200	2	φ700	D
Emergency, Service	50%			2021	\$3,600	1		В
Exit, Service	50%			2021	\$3,600	1		B
Exterior Lighting					++,			
HID	100%			2021	\$1,800	10	\$100	В
Mechanical		Current F	Repair	Futur	e Replacement	M	aintenance	
System	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
Component Type	Total	(Years)		FY		(Yrs)		Cod
leating Energy Source								
Natural Gas	100%			2031	* *	1		В
Conversion Equipment	100/0			2001		1		D
Hot Water Boiler	100%			2026	* *	1	\$22,300	В
		servation, E	Extent : Light, Area		: 100%	1	<i><i><i><i>q</i>22,500</i></i></i>	Ð
		ı : Boiler R	-					

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

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

DEPT. OF HOMELESS SERVICES - 071 STOCKHOLM RESIDENCE (2 BUILDINGS)

Asset # : 4457

						aintenance	
Mechanical		Current Repair Future Replacement			M		
System Component Type	% of 1 Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating							
Distribution							
Hot Wtr Piping/Pump	100%		2029	* *	4	\$2,200	В
Terminal Devices							
Convector/Radiator	100%		2026	* *	1	\$14,600	В
Air Conditioning							
Energy Source							
Electricity	100%		2037	* *	1		В
Conversion Equipment							
Window/Wall Unit	10%		2019	\$10,300	1		В
No Component	90%						D
Ventilation							
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$25,100	В
Exhaust Fans							
Interior	20%		2021	\$11,100	2	\$300	В
Roof	80%		2021	\$31,900	2	\$1,100	В
Plumbing							
H/C Water Piping							
Galv Iron/Steel	100%		2026	* *	1		В
Water Heater							
Gas Fired	100%		2019	\$11,700	2	\$700	В
		ervation, Extent : Light, Arec	Affected	: 100%			
		: Boiler Room					
	Explanati	ion : 2 Units - A O Smith 100) Gallons	Ea			
Sanitary Piping							_
Cast Iron	100%		LIFE	* *	1		В
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		В
Sump Pump(s)							
Rigid Piping	100%		2016	\$10,100	4	\$1,300	В
Fixtures							
Generic	100%						В

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

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

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.

Asset # : 1975

rchitecture		Current Re	pair	Futur	e Replacement	M	aintenance	
ystem Component Type	% of 1 Total	Fail Date H (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
xterior								
Exterior Walls Cast Stone/Terra Cotta	-	0-2 rumbling, E Throughou	\$235,100 Extent : Severe, A	LIFE rea Affec	* * ted : 30%	5	\$116,200	А
Masonry: Brick	Cracking/C Location . Water Pene	• Throughou	ent : Moderate, A	-	-	5	\$267,600	A
Masonry: Sandstone	5%			LIFE	* *	5	\$22,300	А
Windows Aluminum		0-2 ion, Extent . Throughou	\$44,700 : Light, Area Affe t	2039 ected : 10	* *	5	\$9,500	А
Metal Louvers	5%			2032	* *	10	\$6,300	А
Parapets								
Cast Stone/Terra Cotta	2%			LIFE	* *	5-10	\$43,700	А
Copper/Terne		0-2 sing Elemer Throughou	\$2,600 hts, Extent : Ligh t	2043 t, Area A	* * ffected : 10%	5	\$3,700	A
Masonry: Brick	-	0-2 rumbling, E • Throughou	\$451,000 Extent : Light, Are	LIFE ea Affecte	* * ed : 10%	5	\$69,200	А
Masonry: Granite	3%	0-2	\$14,900	LIFE	* *	5	\$2,900	А
		Miss/Erod, • Throughou	Extent : Light, Ai t	rea Affec	ted : 10%			
Metal Panel	3%			2043	* *	5	\$8,900	А
Roof Asphalt Shingle		Now sing Elemer : Over Drill	\$66,500 hts, Extent : Seve Floor	2032 re, Area	* * Affected : 5%			А
	Water Pene		ent : Moderate, A	rea Affe	cted : 10%			
Metal Panel	7%			2036	* *	10	\$43,700	А
Modified Bitumen	Location . Water Pene	· Over Third	ent : Light, Area					Α
Single Ply Membrane	3%	5		2028	* *	10	\$10,200	А
Skylight, Metal/Glass	5%			2020	* *	10	\$56,800	A

Interior

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

Asset # : 1975

Architecture	Current Repair	Future Replacement	N	laintenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)	t Year Estimated Co FY	st Cycle (Yrs)	Estimated Cost	Priority Code
nterior					
Floors Cast in Place Concrete	55% 0-2 \$114,000 Cracking/Crumbling, Extent : Light, A Location : Throughout		* 5	\$335,300	С
Ceramic Tile	5% 0-2 \$15,100 Cracking/Crumbling, Extent : Light, A Location : Throughout		* 5	\$7,000	С
Vinyl Tile	30% Now \$778,000 Adhesion Failure, Extent : Severe, Ar Location : Throughout Broken/Missing Elements, Extent : Se Location : Throughout	ea Affected : 50%	* 3	\$31,400	С
Wood	10% Now \$230,800 Broken/Missing Elements, Extent : Mo Location : Second And Third Floors Dry Rot/Decay, Extent : Moderate, An Location : Second And Third Floors Split/Cracked, Extent : Moderate, Are Location : Second And Third Floors	oderate, Area Affected : 25 rea Affected : 25% a Affected : 50%	* 5 %	\$26,100	С
Interior Walls Ceramic Tile	10% Now \$125,300 Broken/Missing Elements, Extent : Ma Location : Old Pool, Throughout		5	\$10,900	С
Concrete Masonry Unit	15%0-2\$60,400Cracking/Crumbling, Extent : Light, ALocation : Throughout		* 5	\$13,100	С
Gypsum Board	15% Now \$58,300 Cracking/Crumbling, Extent : Modera Location : Throughout		* 5	\$19,600	С
Masonry: Brick	10%0-2\$144,500Cracking/Crumbling, Extent : ModeratLocation : ThroughoutWater Penetration, Extent : ModerateLocation : Throughout	ate, Area Affected : 10%	*		С
Plaster	45% Now \$702,400 Cracking/Crumbling, Extent : Severe, Location : Second And Third Floors Paint Peeling, Extent : Severe, Area A Location : Second And Third Floors	Area Affected : 50% ,Throughout ,ffected : 100%	* 5	\$29,400	С
Wood	5% 0-2 \$19,800 Deteriorated Finish, Extent : Light, A Location : Throughout		* 5	\$43,600	С

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

Asset # : 1975

Architecture		Current	Repair		e Replacement	M	aintenance	
System Component Type	% of Total		Estimated Cost		Estimated Cost		Estimated Cost	Priority Code
nterior								
Ceilings Exposed Struc: Steel Exposed Struc: Wood		netration, I	\$609,100 Extent : Moderate, A oor, Throughout	LIFE LIFE Area Affe	* * * * cted : 10%	10	\$223,000	B B
Plaster	Locatior Water Per	issing Eler 1 : Second 1etration, I	\$467,600 nents, Extent : Seve And Third Floors A Extent : Moderate, A And Third Floors A	nd Penth Area Affe	cted : 15%	5	\$34,800	В
Electrical		Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
nder 600 Volts	•							
Service Equipment Fused Disc Sw	Location	ı : Baseme	Extent : Moderate, 1 nt Rating Accessible	2033 Area Affe	* * ected : 100%	5	\$800	В
Transformers Dry Type	100% Other Obs Location		Extent : Moderate, A e Room	2021 Area Affe	\$13,600 acted : 100%	5	\$700	В
Switchgear / Switchboard								
Fused Disc Sw	75%			2033	* *	5	\$600	В
Molded Case Bkrs	25%			2023	\$29,100	5	\$1,200	В
Raceway Conduit	80%			2023	\$24,500 * *	1		В
Conduit Panelboards	20%			2033		1		В
Molded Case Bkrs	20%			2031	* *	5	\$1,000	В
Molded Case Bkrs	80%			2022	\$70,500	5	\$3,900	В
Wiring Braided Cloth		0	\$23,800 ent : Moderate, Are hout The Building	2048 a Affecte	* * ed : 100%	1		В
Thermoplastic	50%			2033	* *	1		В
Motor Controllers Locally Mounted	100%			2033	\$155,500	5	\$1,200	B
Bround	100%			2021	φ155,500	5	\$1,200	D

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.

Asset # : 1975

Electrical	Current Repair	Future	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estimate Total (Years)	ed Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
round						
Grounding Devices Generic	100% Other Observation, Extent : Mo Location : Basement Explanation : Water Main	LIFE oderate, Area Affe	* * cted : 100%	5	\$5,500	В
tand-by Power						
Transfer Switches	1000/	2020	ste ste	1	<i></i>	D
Automatic Generators	100%	2028	* *	1	\$57,000	В
Diesel	100% Not in Service, Extent : Severe, Location : Generator Room Other Observation, Extent : Mo Location : Generator Room Explanation : Kohler Genset;	oderate, Area Affe	cted : 100%	1	\$71,500	В
Batteries						
Lead/Acid	100%	2016	\$600	5	\$6,800	В
Fuel Storage Main Tank	100%	2038	* *	5	\$5,500	В
ighting Interior Lighting Fluorescent	75% Other Observation, Extent : Mc	2023	\$330,200	10	\$128,100	В
	Location : Throughout Explanation : T-8 Lamps	αεταιε, πτεα πητε	cieu : 10070			
HID	20% Other Observation, Extent : Mo Location : Main Hall Explanation : Type: Mercury	2023 oderate, Area Affe	\$15,000 cted : 100%	10	\$1,200	В
Incandescent	<u>5%</u>	2023	\$22,000	2	\$200	В
Egress Lighting	- • •	0	,	-	+= 30	_
Emergency, Service	50%	2023	\$15,100	1		В
Exit, Service	50%	2023	\$15,100	1		В
Exterior Lighting	1000/	2022	A7 400	10	ф.coo	р
HID	100%	2023	\$7,400	10	\$600	В
larm Fire/Smoke Detection						
No Component	70%					D
Generic	30%	2023	\$638,900	1-3	\$35,200	B
	Current Densir	—	Poplocement			
Mechanical	Current Repair		e Replacement		aintenance	
System Component Type	% of Fail Date Estimate Total (Years)	ed Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Cod

Heating

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

Asset # : 1975

Mechanical		Current I	ASSET # : 1 Repair		e Replacement	М	aintenance	
System	% of		Estimated Cost		Estimated Cost		Estimated Cost	Driority
Component Type	⁷⁶ of Total	(Years)	Estimated Cost	FY	Estimated Cost	(Yrs)	Estimated Cost	Code
Ieating								
Energy Source	10					_	***	-
Fuel Oil No 6	40%			2033	* *	5	\$23,100	В
			Extent : Light, Area	i Affected	: 100%			
		ı : Basemer						
			its Of 4,000 Gallor		* *	1		
Natural Gas	60%			2043	214 - 214 - 214 - 214	1		В
Conversion Equipment Steam Boiler	100%	Now	\$105,300	2036	* *	1	\$166 200	В
Steam Boner			\$105,500 Ioderate, Area Affe			1	\$166,200	D
		1 : Boilers	биетие, лгей Ајје		/0			
			Extent : Light, Area	Affected	· 40%			
		ı : Boiler R			, .			
	Explana	tion : 2 Un	its					
Distribution	1							
Steam Piping/Pump	100%	Now	\$67,100	2033	* *	4	\$9,200	В
	Leak Evia	lent, Extent	: Severe, Area Affe	ected : 20	%			
		ı : Basemer						
			Extent : Severe, Ar	ea Affecte	ed : 15%			
	Location	1 : Through	out					
Terminal Devices								_
Air Handler	40%		\$44,700	2023	\$447,100	1	\$41,500	В
	-		ent : Severe, Area A	Affected :	20%			
~ ~		ı : Basemer			· · ·		***	
Convector/Radiator	60%		\$83,800	2028	* *	1	\$32,500	В
	-		loderate, Area Affe	ected : 105	%			
	Location	ı : Through	out					
Air Conditioning								
Conversion Equipment Ext Pkg Unit - Cooling	15%			2033	* *	2	\$1,700	В
Ext i kg Olitt - Cooling		stallation. I	Extent : Light, Area			2	\$1,700	D
			The Kitchen Area		. 10070			
	Other Obs	servation, E	Extent : Light, Area	Affected	: 100%			
	Location		Ū					
	Explana	tion : Unde	er Construction					
No Component	85%							D
Distribution								
Ductwork/Diffusers	15%			LIFE	* *	2	\$45,400	В
No Component	85%							D
entilation								
Distribution								_
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$164,400	В
Exhaust Fans	<i>c</i> 0	N	¢1.000	0000	.	2	*2 000	n
Interior	60%		\$1,000	2023	\$4,800	2	\$2,800	В
			t : Severe, Area Afj	fected : 20	U%0			
		ı . 1nrough	out, Bathrooms		<i>*</i>		** ** -	
Roof Plumbing	40%			2023	\$17,700	2	\$2,300	В

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.

Asset # : 1975

			///////					
lechanical	C	Current F	Repair	Futur	e Replacement	Μ	aintenance	
ystem Component Type		ail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit Co
umbing H/C Water Piping								
Galv Iron/Steel	100%	Now	\$31,000	2028	* *	1		В
	Corroded, E. Location :		oderate, Area Affe out	cted : 15	%			
Water Heater								
Gas Fired		Now	\$19,300	2023	\$19,300	2	\$900	В
	Broken, Exte Location :		re, Area Affected : oom	100%				
Gas Fired	60%			2022	\$28,900	2	\$1,700	В
HW Heat Exchanger								
Low Temp	100%			2023	\$64,300	4	\$27,700	В
Sanitary Piping								
Cast Iron		Now	\$45,000	LIFE	* *	1		В
	Blockage /Cl Location : .		Extent : Moderate, A t	Area Affe	ected : 15%			
Storm Drain Piping								
Cast Iron		Now	\$28,900	LIFE	* *	1		В
	Blockage /Cl Location : I		Extent : Moderate, A	Area Affe	ected : 15%			
Sump Pump(s)								
Rigid Piping		Now	\$10,100	2033	* *	4	\$1,300	В
	Unit Inopera Location :		ent : Severe, Area A t	ffected :	100%			
Fixtures								
Generic	100%	_						В
	Obsolete Fix Location :		tent : Severe, Area out	Affectea	l : 100%			
e Suppression								
Standpipe								
Generic	100%			2043	* *	1-5	\$94,100	В
Sprinkler	1005			00.45				n
Generic	100%			2043	* *	1-2	\$52,300	В
Fire Pump	1000/			2022	* *	1	\$24 600	р
Generic	100%			2032	* *	1	\$34,800	В

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

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

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



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

 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included ** Replacement cost estimated to be beyond ten years is not included in this report.

UNIVERSITY AVENUE

Asset # : 4449

		Current F	Repair	Futur	e Replacement	M	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Cod
terior								
Exterior Walls	0.004				di di	_	¢ <= 0.00	
Masonry: Brick	Location	: West Fac	xtent : Moderate, A cade, Bulkheads o Over Brick	LIFE Area Affe	* *	5	\$67,300	A
Masonry: Brick		Now etration, E : Bulkhead	\$6,100 xtent : Moderate, A ls A And B	LIFE Area Affe	* * cted : 10%	5	\$3,700	А
Metal Panel	2%			2041	* *	5-10	\$10,300	А
Pre-Cast Concrete	3%			LIFE	* *	5	\$7,300	А
Windows								
Aluminum	95%			2037	* *	5	\$4,800	А
Metal Clad	5%	0-2	\$14,600 ts, Extent : Modera	2046	* *	5	\$800	Α
Paranets	Thermally Location		Extent : Moderate	e, Area A	ffected : 50%			
Parapets Masonry: Brick	Location	: West Fac	Extent : Moderate, 2 cade o Over Brick	LIFE Area Affe	* * ccted : 25%	5	\$4,500	A
						~		
Pre-Cast Concrete	5% Jnt Mortan Location Open Join	: Coping ts, Extent :	\$900 l, Extent : Moderat Moderate, Area A			5	\$1,500	A
	5% Jnt Mortan Location Open Join	r Miss/Erod : Coping	l, Extent : Moderat	te, Area A	Affected : 50%	5	\$1,500	A
Pre-Cast Concrete Roof Modified Bitumen Skylight, Metal/Glass	5% Jnt Mortan Location Open Join Location 95% 5% Water Pen	r Miss/Eroa : Coping ts, Extent : : Coping Now	l, Extent : Moderat Moderate, Area A \$5,000 xtent : Moderate, A	te, Area A ffected : 2 2021 2031	Affected : 50% 25% \$257,100 * *	5	\$1,500 \$36,400	A A A
Roof Modified Bitumen Skylight, Metal/Glass	5% Jnt Mortan Location Open Join Location 95% 5% Water Pen	r Miss/Eroa : Coping ts, Extent : : Coping Now etration, E	l, Extent : Moderat Moderate, Area A \$5,000 xtent : Moderate, A	te, Area A ffected : 2 2021 2031	Affected : 50% 25% \$257,100 * *			A
Roof Modified Bitumen Skylight, Metal/Glass rerior Floors	5% Jnt Mortan Location Open Join Location 95% 5% Water Pen Location	r Miss/Eroa : Coping ts, Extent : : Coping Now etration, E	l, Extent : Moderat Moderate, Area A \$5,000 xtent : Moderate, A	te, Area A ffected : : 2021 2031 Area Affe	Affected : 50% 25% \$257,100 ** cted : 10%	10	\$36,400	A A
Roof Modified Bitumen Skylight, Metal/Glass terior Floors Carpet	5% Jnt Mortan Location Open Join Location 95% 5% Water Pen Location	r Miss/Eroa : Coping ts, Extent : : Coping Now etration, E	l, Extent : Moderat Moderate, Area A \$5,000 xtent : Moderate, A	re, Area A ffected : : 2021 2031 Area Affe 2020	Affected : 50% 25% \$257,100 ** cted : 10% \$9,000	10	\$36,400	A A C
Roof Modified Bitumen Skylight, Metal/Glass terior Floors Carpet Cast in Place Concrete	5% Jnt Mortan Location Open Join Location 95% 5% Water Pen Location 2% 5%	r Miss/Eroa : Coping ts, Extent : : Coping Now etration, E : Stairs A	l, Extent : Moderat Moderate, Area A \$5,000 xtent : Moderate, A And C	e, Area A ffected : : 2021 2031 Area Affe 2020 LIFE	Affected : 50% 25% \$257,100 ** cted : 10% \$9,000 **	10 3 5	\$36,400 \$3,100 \$8,600	A A C C
Roof Modified Bitumen Skylight, Metal/Glass terior Floors Carpet	5% Jnt Mortan Location Open Join Location 95% 5% Water Pen Location 2% 5% 10% Cracking/	r Miss/Eroa : Coping ts, Extent : : Coping Now etration, E : Stairs A. Now Crumbling,	l, Extent : Moderat Moderate, Area A \$5,000 xtent : Moderate, A	re, Area A ffected : : 2021 2031 Area Affe 2020 LIFE 2030 , Area Aj	Affected : 50% 25% \$257,100 ** cted : 10% \$9,000 ** **	10	\$36,400	A A C
Roof Modified Bitumen Skylight, Metal/Glass terior Floors Carpet Cast in Place Concrete	5% Jnt Mortan Location Open Join Location 95% 5% Water Pen Location 2% 5% 10% Cracking/	r Miss/Eroa : Coping ts, Extent : : Coping Now etration, E : Stairs A. Now Crumbling,	l, Extent : Moderat Moderate, Area A \$5,000 xtent : Moderate, A And C \$8,500 Extent : Moderate	re, Area A ffected : : 2021 2031 Area Affe 2020 LIFE 2030 , Area Aj	Affected : 50% 25% \$257,100 ** cted : 10% \$9,000 ** **	10 3 5	\$36,400 \$3,100 \$8,600	A A C 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.

UNIVERSITY AVENUE

Asset # : 4449

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
nterior								
Interior Walls								
Ceramic Tile	2%	Now	\$53,800	2036	**	5	\$900	С
			ents, Extent : Seve	re, Area	Affected : 25%			
			t Cooridor	A (C)	. 1 100/			
		-	, Extent : Severe, A	rea Affe	cted : 10%			
		n : Basemen	I					
Ceramic Tile	8%			2030	* *	5	\$7,500	С
Concrete Masonry Unit	5%			LIFE	* *	5	\$1,900	С
Gypsum Board	50%			LIFE	* *	5	\$28,000	C
Plaster	35%			LIFE	* *	5	\$9,800	С
Ceilings	1.50/			2026	ste ste	-	¢11 7 00	D
AcousTileSusp.Lay-In	15%			2026	* *	5	\$11,700	B
Exposed Concrete	5%			LIFE	* *	5	\$600	B
Exposed Struc: Steel	5%			LIFE	* *	~	#52 000	B
Gypsum Board	55%			LIFE LIFE	* *	5	\$53,800	B
Plaster	20%			LIFE		5	\$9,800	В
		Current F	Penair	Futur	e Replacement	M	aintenance	
Electrical		ouncilli	Kepali	i atai	e Replacement		annonanoo	
System Component	% of Total		Estimated Cost		Estimated Cost		Estimated Cost	-
Туре		Fail Date		Year		Cycle		Priority Cod
System Component Type Jnder 600 Volts		Fail Date		Year		Cycle		-
System Component Type Juder 600 Volts Service Equipment	Total	Fail Date		Year FY		Cycle (Yrs)	Estimated Cost	Cod
System Component Type Jnder 600 Volts	Total	Fail Date (Years)	Estimated Cost	Year FY 2031	Estimated Cost	Cycle		
System Component Type Juder 600 Volts Service Equipment	Total 100% Other Obs	Fail Date (Years)	Estimated Cost	Year FY 2031	Estimated Cost	Cycle (Yrs)	Estimated Cost	Cod
System Component Type Jnder 600 Volts Service Equipment	Total 100% Other Obs Location	Fail Date (Years)	Estimated Cost Extent : Moderate, A Il Room	Year FY 2031 Area Affe	Estimated Cost * * cted : 100%	Cycle (Yrs)	Estimated Cost	Cod
System Component Type Inder 600 Volts Service Equipment Fused Disc Sw	Total 100% Other Obs Location	Fail Date (Years)	Estimated Cost	Year FY 2031 Area Affe	Estimated Cost * * cted : 100%	Cycle (Yrs)	Estimated Cost	Cod
System Component Type Jnder 600 Volts Service Equipment	Total 100% Other Obs Location	Fail Date (Years)	Estimated Cost Extent : Moderate, A Il Room	Year FY 2031 Area Affe	Estimated Cost * * cted : 100%	Cycle (Yrs)	Estimated Cost	Cod
System Component Type Under 600 Volts Service Equipment Fused Disc Sw Switchgear / Switchboard Fused Disc Sw	Total 100% Other Obs Location Explana	Fail Date (Years)	Estimated Cost Extent : Moderate, A Il Room	Year FY 2031 Area Affe Rated @	Estimated Cost ** cted : 100% 1200 Amperes.	Cycle (Yrs) 5	Estimated Cost \$200	Cod B
System Component Type Jnder 600 Volts Service Equipment Fused Disc Sw Switchgear / Switchboard	Total 100% Other Obs Location Explana	Fail Date (Years)	Estimated Cost Extent : Moderate, A Il Room	Year FY 2031 Area Affe Rated @	Estimated Cost ** cted : 100% 1200 Amperes.	Cycle (Yrs) 5	Estimated Cost \$200	Cod B
System Component Type Jnder 600 Volts Service Equipment Fused Disc Sw Switchgear / Switchboard Fused Disc Sw Raceway	Total 100% Other Obs Location Explana 100%	Fail Date (Years)	Estimated Cost Extent : Moderate, A Il Room	Year FY 2031 Area Affe Rated @ 2031	** cted : 100% 1200 Amperes. **	Cycle (Yrs) 5	Estimated Cost \$200	Cod B B
System Component Type Under 600 Volts Service Equipment Fused Disc Sw Switchgear / Switchboard Fused Disc Sw Raceway Conduit	Total 100% Other Obs Location Explana 100%	Fail Date (Years)	Estimated Cost Extent : Moderate, A Il Room	Year FY 2031 Area Affe Rated @ 2031	** cted : 100% 1200 Amperes. **	Cycle (Yrs) 5	Estimated Cost \$200	Cod B B
System Component Type Under 600 Volts Service Equipment Fused Disc Sw Switchgear / Switchboard Fused Disc Sw Raceway Conduit Panelboards	Total 100% Other Obs Location Explana 100% 100%	Fail Date (Years)	Estimated Cost Extent : Moderate, A Il Room	Year FY 2031 Area Affe Rated @ 2031 2031	Estimated Cost ** cted : 100% 1200 Amperes. ** **	Cycle (Yrs) 5 5 1	Estimated Cost \$200 \$200	Cod B B B
System Component Type Jnder 600 Volts Service Equipment Fused Disc Sw Switchgear / Switchboard Fused Disc Sw Raceway Conduit Panelboards Fused Disc Sw	Total 100% Other Obs Location Explana 100% 100% 5%	Fail Date (Years)	Estimated Cost Extent : Moderate, A Il Room	Year FY 2031 Area Affe 2031 2031 2029	Estimated Cost ** cted : 100% 1200 Amperes. ** **	Cycle (Yrs) 5 5 1 5	Estimated Cost \$200 \$200 \$200	Cod B B B B
System Component Type Jnder 600 Volts Service Equipment Fused Disc Sw Switchgear / Switchboard Fused Disc Sw Raceway Conduit Panelboards Fused Disc Sw Molded Case Bkrs	Total 100% Other Obs Location Explana 100% 100% 5%	Fail Date (Years)	Estimated Cost Extent : Moderate, A Il Room	Year FY 2031 Area Affe 2031 2031 2029	Estimated Cost ** cted : 100% 1200 Amperes. ** **	Cycle (Yrs) 5 5 1 5	Estimated Cost \$200 \$200 \$200	Cod B B B B
System Component Type Jnder 600 Volts Service Equipment Fused Disc Sw Switchgear / Switchboard Fused Disc Sw Raceway Conduit Panelboards Fused Disc Sw Molded Case Bkrs Wiring	Total 100% Other Obs Location Explana 100% 100% 5% 95%	Fail Date (Years)	Estimated Cost Extent : Moderate, A Il Room	Year FY 2031 Area Affe 2031 2031 2029 2029	Estimated Cost ** cted : 100% 1200 Amperes. ** ** **	Cycle (Yrs) 5 5 1 5 5 5	Estimated Cost \$200 \$200 \$200	Cod B B B B B B
System Component Type Jnder 600 Volts Service Equipment Fused Disc Sw Switchgear / Switchboard Fused Disc Sw Raceway Conduit Panelboards Fused Disc Sw Molded Case Bkrs Wiring Thermoplastic	Total 100% Other Obs Location Explana 100% 100% 5% 95%	Fail Date (Years)	Estimated Cost Extent : Moderate, A Il Room	Year FY 2031 Area Affe 2031 2031 2029 2029	Estimated Cost ** cted : 100% 1200 Amperes. ** ** **	Cycle (Yrs) 5 5 1 5 5 5	Estimated Cost \$200 \$200 \$200	Cod B B B B B B
System Component Type Jnder 600 Volts Service Equipment Fused Disc Sw Switchgear / Switchboard Fused Disc Sw Raceway Conduit Panelboards Fused Disc Sw Molded Case Bkrs Wiring Thermoplastic Motor Controllers	Total 100% Other Obs Location Explana 100% 100% 5% 95% 100%	Fail Date (Years)	Estimated Cost Extent : Moderate, A Il Room	Year FY 2031 Area Affe 2031 2031 2029 2029 2029 2031	Estimated Cost ** cted : 100% 1200 Amperes. ** ** ** ** ** **	Cycle (Yrs) 5 5 1 5 5 1 1	Estimated Cost \$200 \$200 \$100 \$1,300	Cod B B B B B B B
System Component Type Junder 600 Volts Service Equipment Fused Disc Sw Switchgear / Switchboard Fused Disc Sw Raceway Conduit Panelboards Fused Disc Sw Molded Case Bkrs Wiring Thermoplastic Motor Controllers Locally Mounted	Total 100% Other Obs Location Explana 100% 100% 5% 95% 100%	Fail Date (Years)	Estimated Cost Extent : Moderate, A Il Room	Year FY 2031 Area Affe 2031 2031 2029 2029 2029 2031	Estimated Cost ** cted : 100% 1200 Amperes. ** ** ** ** ** **	Cycle (Yrs) 5 5 1 5 5 1 1	Estimated Cost \$200 \$200 \$100 \$1,300	Cod B B B B B B 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.

UNIVERSITY AVENUE

Asset # : 4449

Electrical		Current R	epair	Futur	e Replacement	M	aintenance	
System								D 1 1/
Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Cod
ighting								
Interior Lighting								
Fluorescent	64%			2021	\$79,100	10	\$30,700	В
			xtent : Moderate, A	Area Affe	ected : 100%			
		1 : Throughe						
	Explana	tion : T12 L	amps					
HID	1%			2021	\$200	10		В
Incandescent	35%			2021	\$43,200	2	\$400	В
Egress Lighting								
Emergency, Battery	40%			2021	\$8,500	10	\$5,000	В
Exit, Battery	60%			2021	\$25,400	10	\$2,100	В
Mechanical		Current R	epair	Futur	e Replacement	M	aintenance	
System	0/ 6							D • •4
Component Type	% of Total	(Years)	Estimated Cost	Year FY	Estimated Cost	(Yrs)	Estimated Cost	Priorit Coc
leating								
Energy Source								
Natural Gas	100%			2041	* *	1		В
Conversion Equipment								
Hot Water Boiler	100%			2034	* *	1	\$25,900	В
			xtent : Light, Area	Affected	: 100%			
		ı : Basemen						
	Explana	tion : 11 Hy	drotherm Units, 4	Are Use	d To Supply Dome:	stic Hot	Water	
Distribution								
Hot Wtr Piping/Pump	100%			2029	* *	4	MA (00	
Terminal Devices				101/			\$2,600	В
Convector/Radiator							\$2,600	
	100%			2025	* *	1	\$2,600 \$16,900	B
	100%				* *		•	
ir Conditioning Energy Source	100%			2026	* *		•	
	100%				* *		•	
Electricity Conversion Equipment	100%			2026 2037	* *	1	\$16,900	B
Energy Source Electricity Conversion Equipment Int Pkg Unit - Cooling	100%			2026		1	•	B B B
Energy Source Electricity Conversion Equipment Int Pkg Unit - Cooling No Component	100%			2026 2037	* *	1	\$16,900	B
Energy Source Electricity Conversion Equipment Int Pkg Unit - Cooling No Component Tentilation	100%			2026 2037	* *	1	\$16,900	B B B
Energy Source Electricity Conversion Equipment Int Pkg Unit - Cooling No Component Tentilation Distribution	100% 25% 75%			2026 2037 2019	* * \$187,300	1 1 2	\$16,900	B B D
Energy Source Electricity Conversion Equipment Int Pkg Unit - Cooling No Component Yentilation Distribution Ductwork/Diffusers	100%			2026 2037	* *	1	\$16,900	B B B
Energy Source Electricity Conversion Equipment Int Pkg Unit - Cooling No Component Tentilation Distribution Ductwork/Diffusers Exhaust Fans	100% 25% 75% 100%			2026 2037 2019 LIFE	* * \$187,300 * *	1 1 2 2-5	\$16,900 \$800 \$29,100	B B D B
Energy Source Electricity Conversion Equipment Int Pkg Unit - Cooling No Component Tentilation Distribution Ductwork/Diffusers Exhaust Fans Interior	100% 25% 75% 100% 20%			2026 2037 2019 LIFE 2026	* * \$187,300 * * * *	1 1 2 2-5 2	\$16,900 \$800 \$29,100 \$300	B B D B B
Energy Source Electricity Conversion Equipment Int Pkg Unit - Cooling No Component Tentilation Distribution Ductwork/Diffusers Exhaust Fans Interior Roof	100% 25% 75% 100%			2026 2037 2019 LIFE	* * \$187,300 * *	1 1 2 2-5	\$16,900 \$800 \$29,100	B B D B
Energy Source Electricity Conversion Equipment Int Pkg Unit - Cooling No Component 'entilation Distribution Ductwork/Diffusers Exhaust Fans Interior Roof lumbing	100% 25% 75% 100% 20%			2026 2037 2019 LIFE 2026	* * \$187,300 * * * *	1 1 2 2-5 2	\$16,900 \$800 \$29,100 \$300	B B D B B
Energy Source Electricity Conversion Equipment Int Pkg Unit - Cooling No Component Tentilation Distribution Ductwork/Diffusers Exhaust Fans Interior Roof lumbing H/C Water Piping	100% 25% 75% 100% 20% 80%			2026 2037 2019 LIFE 2026 2026	** \$187,300 ** ** **	1 2 2-5 2 2	\$16,900 \$800 \$29,100 \$300	B B D B B B B
Energy Source Electricity Conversion Equipment Int Pkg Unit - Cooling No Component entilation Distribution Ductwork/Diffusers Exhaust Fans Interior Roof lumbing H/C Water Piping Galv Iron/Steel	100% 25% 75% 100% 20%			2026 2037 2019 LIFE 2026	* * \$187,300 * * * *	1 1 2 2-5 2	\$16,900 \$800 \$29,100 \$300	B B D B B
Energy Source Electricity Conversion Equipment Int Pkg Unit - Cooling No Component Tentilation Distribution Ductwork/Diffusers Exhaust Fans Interior Roof lumbing H/C Water Piping Galv Iron/Steel Water Heater	100% 25% 75% 100% 20% 80%			2026 2037 2019 LIFE 2026 2026 2026	** \$187,300 ** ** ** **	1 2 2-5 2 2 1	\$16,900 \$800 \$29,100 \$300 \$1,300	B B D B B B B
Energy Source Electricity Conversion Equipment Int Pkg Unit - Cooling No Component Centilation Distribution Ductwork/Diffusers Exhaust Fans Interior Roof lumbing H/C Water Piping Galv Iron/Steel Water Heater Gas Fired	100% 25% 75% 100% 20% 80%			2026 2037 2019 LIFE 2026 2026	** \$187,300 ** ** **	1 2 2-5 2 2	\$16,900 \$800 \$29,100 \$300	B B D B B B B
Energy Source Electricity Conversion Equipment Int Pkg Unit - Cooling No Component Tentilation Distribution Ductwork/Diffusers Exhaust Fans Interior Roof lumbing H/C Water Piping Galv Iron/Steel Water Heater	100% 25% 75% 100% 20% 80%			2026 2037 2019 LIFE 2026 2026 2026	** \$187,300 ** ** ** **	1 2 2-5 2 2 1	\$16,900 \$800 \$29,100 \$300 \$1,300	B B D B B B 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.

UNIVERSITY AVENUE Asset # : 4449

Mechanical	Current Repair	Future Re	eplacement	Maintenance		
System Component Type	% of Fail Date Estima Total (Years)	ated Cost Year Est FY	timated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
lumbing						
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		В
Sump Pump(s)						
Rigid Piping	100%	2026	* *	4	\$2,000	В
Backflow Preventer						
Generic	100%	2026	* *	1	\$3,200	В
Fixtures						
Generic	100%					В
	Obsolete Fixtures, Extent : Se	evere, Area Affected : 10	00%			
	Location : Throughout					

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

 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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

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



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

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included. ** Replacement cost estimated to be beyond ten years is not included in this report.

URBAN FAMILY CENTER

Asset # : 4445

chitecture	Current I	Repair	Futur	e Replacement	M	aintenance	
stem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Cod
erior							
Exterior Walls							
Cast in Place Concrete	5% Now	\$136,000	LIFE	* *	5	\$27,000	А
	Cracking/Crumbling		-	-			
	Location : Near En			-		* 12 2 00	
Cast Stone/Terra Cotta	5% Now	\$256,000	LIFE	* *	5	\$42,200	А
	Cracking/Crumbling Location : Top Sect		-	-			
	Diagonal Cracks, Ex						
	Location : At Corne		curijjec				
Masonry: Brick	5% Now	\$177,000	LIFE	* *	5	\$5,400	Α
Musoniy. Drick	Diagonal Cracks, Ex Location : Bulkhea	tent : Severe, Area		: 25%	5	ψ3,100	
	Horizontal Cracks, E Location : Bulkhea	xtent : Severe, Ared	a Affecte	d : 25%			
	Jnt Mortar Miss/Ero Location : Bulkhea		Area Affe	cted : 100%			
	Worn/Eroded, Exten Location : Bulkhea		ected : 2	5%			
Masonry: Brick	75% Now	\$531,100	LIFE	* *	5	\$81,000	А
	Jnt Mortar Miss/Ero Location : Through		e, Area I	Affected : 40%			
	Loose Units, Extent : Location : Over Wi				hrougho	ut	
Pre-Cast Concrete	5% Now	\$9,500	LIFE	* *	5	\$17,500	А
	Jnt Mortar Miss/Ero Location : Window		e, Area I	Affected : 50%			
Stucco Cement	5% Now	\$33,200	2026	* *	5	\$6,700	А
	Loose/Delam Surface	e, Extent : Moderat	e, Area A	ffected : 30%			
	Location : Through	out South Facade					
Windows		.			_	** ***	
Aluminum	95% Now	\$97,100	2037	* *	5	\$3,400	А
	Air Infiltration, Exter Location : Through		jected : :	0070			
	Broken/Missing Elen		erate Δv	en Affected · 20%			
	Location : Through		eruie, Al	си Ајјестей . 2070			
	Ctrwt/Balnc Not Fun		te. Area	Affected : 30%			
	Location : Through			JJ			
	Beedinen i Intengi	0111					

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

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

URBAN FAMILY CENTER

Asset # : 4445

rchitecture		Current I	Repair	Futur	e Replacement	M	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Cod
terior								
Parapets	80%	Now	\$50.200		* *	5	\$4.500	•
Masonry: Brick	Diagonal Location Spalling,	Cracks, Ex 1 : At Corne	\$59,200 tent : Moderate, Ar ers, Throughout derate, Area Affect out		ted : 10%	5	\$4,500	А
Metal: Cage/Fence	20%	Now	\$4,900	2026	* *	5	\$3,700	А
		issing Elen 1 : Through	eents, Extent : Mod out	erate, Ar	ea Affected : 30%			
Roof								
Built-Up (BUR)	Location	Extent : Moe a : Through						А
	Location Worn/Ero	ı : Bulkhea ded, Extent	xtent : Moderate, A ls And Throughout : Severe, Area Affe ls And Throughout	ected : 20				
Skylight, Metal/Glass	Location	ı : Bulkhea	\$54,600 Extent : Moderate, A ds, Throughout					А
	Location Water Per	ı : Bulkhea netration, E	ked, Extent : Mode ds, Throughout xtent : Moderate, A ds, Throughout					
terior								
Floors Cast in Place Concrete	50/			LIFE	* *	5	\$12,000	C
Cast III Flace Concrete Ceramic Tile	5% 10%	Now	\$47,500	2030	* *	5 5	\$12,000 \$5,500	C C
Cerainie The	Cracking/		Extent : Moderate		ffected : 30%	5	\$3,500	C
Vinyl Tile	85%			2021	\$868,600	3	\$35,000	С
Interior Walls							-	
Ceramic Tile		Now issing Elen 1 : Through	\$18,900 eents, Extent : Mod out	2030 erate, Ar	* * ea Affected : 20%	5	\$3,300	С
Gypsum Board	70%			LIFE	* *	5	\$55,100	С
Plaster	25%			LIFE	* *	5	\$9,800	С
Ceilings								
Gypsum Board	90%			LIFE	* *	5	\$123,600	В
Plaster	0	Now Crumbling, 1 : Bulkhea	\$18,400 Extent : Moderate ds	LIFE , Area A	* * ffected : 10%	5	\$6,900	В
		netration, E 1 : Bulkhea	xtent : Moderate, A ds	Area Affe	cted : 10%			

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

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

URBAN FAMILY CENTER

Asset # : 4445

lectrical	C	urrent F	Repair	Futur	e Replacement	M	aintenance	
ystem Component Type		il Date Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Cod
nder 600 Volts								
Service Equipment								
Fused Disc Sw	Location : 1	Electrica	xtent : Moderate, 2 11 Room 800 Amps Main Di.			5	\$300	В
Switchgear / Switchboard	1		1					
Fused Disc Sw	100%			2021	\$72,700	5	\$300	В
Raceway								
Conduit	15%			2031	* *	1		В
Conduit	85%			2021	\$56,700	1		В
Panelboards								
Fused Disc Sw	5%			2029	* *	5	\$100	В
Fused Disc Sw	10%			2020	\$6,600	5	\$200	В
Molded Case Bkrs	15%			2029	* *	5	\$300	В
Molded Case Bkrs	70%			2020	\$46,300	5	\$1,400	B
Wiring	10/0			2020	\$10,500	5	\$1,100	D
Braided Cloth			\$7,600 ent : Moderate, Are t	2046 a Affecte	* * ed : 100%	1		В
Thermonlectic			•	2031	* *	1		В
Thermoplastic	40% 50%			2031				Б В
Thermoplastic	30%			2021	\$38,000	1		D
Motor Controllers	200/			2026	* *	5	\$200	р
Locally Mounted	30%			2026		5	\$200	B
Locally Mounted	70%			2019	\$65,400	5	\$400	В
ound Grounding Devices Generic		Basemen		LIFE Area Affe	* * ected : 100%	5	\$1,100	В
ghting								
Interior Lighting								
Fluorescent	Location : 2	Through	xtent : Moderate, A out The Building 2g T12 Lamps	2016 Area Affe	\$382,500 ected : 100%	10	\$60,600	В
Fluorescent	Location :	Offices A		2026 Area Affe	* * ected : 100%	10	\$3,400	В
	Explanation	ı : Usıng	g 18 Lamps	0.04.4	ф - oo-	10		~
HID	2%			2016	\$6,000	10	* * * * *	В
Incandescent	3%			2016	\$12,800	2	\$100	В
Egress Lighting	2004			0016	#0.000	10	* = -	
Emergency, Battery	30%			2016	\$8,900	10	\$5,300	B
Emergency, Battery	20%			2026	* *	10	\$3,500	В
Exit, Service	40%			2016	\$4,800	1		В
Exit, Service	10%			2026	* *	1		В

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

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

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DEPT. OF HOMELESS SERVICES - 071

URBAN FAMILY CENTER

Asset # : 4445

Mechanical		Current Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of 1 Total	Fail Date Estimated Cos (Years)	t Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating							
Energy Source Interruptible Gas/Dual Fuel	100%		2031	* *	1		В
Conversion Equipment Steam Boiler	Location	ervation, Extent : Light, Ard : Basement ion : 2 Units	2026 ea Affected	* * ! : 100%	1	\$72,800	В
Distribution							
Steam Piping/Pump	100%		2031	* *	4	\$5,400	В
Terminal Devices							
Convector/Radiator	95%		2026	* *	1	\$22,600	В
Fan Coil Unit/Heat	5%		2021	\$61,200	1	\$1,200	В
Air Conditioning							
Energy Source	1000/		2027	* *	1		D
Electricity	100%		2037	* *	1		В
Conversion Equipment	1.00/		2016	¢1,< 0,00	1		л
Window/Wall Unit	10% 90%		2016	\$16,800	1		B D
No Component Ventilation	90%						D
Distribution							
Ductwork/Diffusers	20%		LIFE	* *	2-5	\$8,200	В
No Component	80%				20	¢0,200	D
Exhaust Fans							
Roof	20%		2021	\$13,000	2	\$500	В
No Component	80%						D
Plumbing							
H/C Water Piping							
Galv Iron/Steel	100%		2026	* *	1		В
HW Heat Exchanger							
Low Temp	100%		2031	* *	4	\$10,900	В
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		В
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		В
Sump Pump(s) Rigid Piping	100%		2021	\$10,100	4	\$1,300	В
Sewage Ejector(s) Electric	100%		2026	* *	4	\$2,000	В
Backflow Preventer	1000/		2026	* *	1	¢1 500	п
Generic	100%		2026	· · ·	1	\$4,500	В
Fixtures Generic	100%						В
Generic	100%						D

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

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.

DEPT. OF HOMELESS SERVICES - 071 VETERANS SRO - EAST HARLEM

Asset # : 2594

rchitecture		Current F	Repair	Futur	e Replacement	M	aintenance	
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Cod
terior								-
Exterior Walls								
Masonry: Brick	85%			LIFE	* *	5	\$66,800	А
		pair Evideı 1 : Through	ıt, Extent : Light, A out	rea Affeo	cted : 15%			
Window Wall	15%			2041	* *	5	\$44,200	А
Windows								
Aluminum	95%			2037	* *	5	\$5,000	А
Glass Block	3%			LIFE	* *	5	\$100	Α
Metal Louvers	2%			2030	* *	10	\$700	Α
Parapets								
Concrete Masonry Unit	45%			LIFE	* *	5	\$2,100	А
Masonry: Brick	50%			LIFE	* *	5	\$2,100	Α
		pair Evider 1 : Through	ıt, Extent : Light, A out	rea Affeo	cted : 15%			
Metal Panel	5%			2041	* *	5	\$800	А
Roof								
Modified Bitumen	100%			2029	* *	10	\$33,600	А
		place Evide 1 : Through	ent, Extent : Light, . out	Area Affe	ected : 100%			
erior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	\$8,700	С
Ceramic Tile	5%			2030	* *	5	\$4,000	C
Vinyl Tile	90%			2026	* *	3	\$36,000	С
Interior Walls	1.50/				ste ste	-	* = = 00	G
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	С
Ceilings	-			1 100		-	AC 100	F
Exposed Concrete	65%			LIFE	* *	5	\$8,100	В
Gypsum Board	35%			LIFE	* *	5	\$35,000	В
ectrical		Current F	Repair	Futur	e Replacement	M	aintenance	
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit Coo
der 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2031	* *	5	\$200	В
	Other Obs Location	servation, E 1 : Electrico	Extent : Moderate, A 11 Room in Service Protecto	Area Affe		-		_
	Блрини	110n . 2-mu	in Service I TOLECIO	ns Ruieu	e ooo Aniperes.			
Switchgear / Switchhoard								
Switchgear / Switchboard Fused Disc Sw	100%			2031	* *	5	\$200	P
Switchgear / Switchboard Fused Disc Sw Raceway	100%			2031	* *	5	\$200	В

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

DEPT. OF HOMELESS SERVICES - 071 VETERANS SRO - EAST HARLEM

Asset # : 2594

Electrical	Current Repair	Future	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts						
Panelboards						
Molded Case Bkrs	100%	2029	* *	5	\$1,400	В
Wiring						
Thermoplastic	100%	2031	* *	1		В
Motor Controllers	1000/	2026	de de	-	.	E.
Locally Mounted	100%	2026	* *	5	\$400	В
Bround						
Grounding Devices Generic	100%	LIFE	* *	5	\$800	В
tand-by Power	100%	LIFE		3	\$800	D
Transfer Switches						
Automatic	100%	2026	* *	1	\$16,800	В
Generators	10070	2020		1	\$10,000	Ь
Diesel	100%	2024	* *	1	\$21,100	В
	Other Observation, Extent : Moderate,		cted : 100%		<i><i><i>q</i>_1,100</i></i>	2
	Location : Electrical / Generator Roo	m				
	Explanation : 258kw Detroit Diesel G	Genset.				
Batteries						
Lead/Acid	100%	2014	\$600	5	\$2,000	В
Fuel Storage						
Main Tank	100%	2036	* *	5	\$1,600	В
ighting						
Interior Lighting			****	10	* (* * * * *	-
Fluorescent	99%	2021	\$125,100	10	\$48,500	В
	Other Observation, Extent : Moderate, .	Area Affe	cted : 100%			
	Location : Throughout The Building					
	Explanation : T-12 Lamps	2021	#2 00	10		
HID	1%	2021	\$200	10		В
	Other Observation, Extent : Moderate, . Location : Roof	Area Affe	ctea : 100%			
	Explanation : Metal Halide					
Egress Lighting	Explanation : Metal Hallae					
Egress Eighting Exit, Service	100%	2021	\$8,700	1		В
ightning Protection	10070	2021	\$0,700	1		D
Arresters/Cabling						
Generic	100%	2036	* *	5	\$400	В
	Other Observation, Extent : Moderate,		cted : 100%	-		
	Location : Roof					
	Explanation : Copper					
Wechanical	Current Repair	Future	e Replacement	М	aintenance	
System	% of Fail Date Estimated Cost		Estimated Cost		Estimated Cost	Priority
Component Type	Total (Years)	FY		(Yrs)		Cod
eating Energy Source						
Natural Gas	100%	2041	* *	1		В
	100/0	2041		1		U

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

DEPT. OF HOMELESS SERVICES - 071 VETERANS SRO - EAST HARLEM

Asset # : 2594

Mechanical		Current Re	epair	Futur	e Replacement	Μ	aintenance	
System Component Type	% of Total	Fail Date 1 (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
leating								
Conversion Equipment								
Furnace	Location	servation, Ex n : Hallways	tent : Light, Area Not In Service	2026 Affected	* *	1	\$5,300	В
Hot Water Boiler	Location			2034 Affected	**	1	\$21,200	В
Distribution								
Hot Wtr Piping/Pump	100%			2037	* *	4	\$2,600	В
Terminal Devices								
Convector/Radiator	100%			2034	* *	1	\$17,300	В
Air Conditioning								
Energy Source	1000				ste ste			P
Electricity	100%			2037	* *	1		В
Conversion Equipment	1.00/			2021	¢27.500	2	¢200	р
Ext Pkg Unit - Cooling	10%			2021	\$27,500	2	\$300	B
Window/Wall Unit No Component	80% 10%			2019	\$97,900	1		B D
Ventilation	10%							D
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$29,800	В
Exhaust Fans	100/0			211 2		20	¢ _ >,000	2
Interior	10%			2026	* *	2	\$200	В
Roof	90%			2026	* *	2	\$1,500	В
lumbing								
H/C Water Piping								
Galv Iron/Steel	100%			2034	* *	1		В
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		В
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		В
Sump Pump(s)	1000			2021	\$10,100		\$1.2 00	P
Rigid Piping	100%			2021	\$10,100	4	\$1,300	В
Sewage Ejector(s) Electric	100%			2026	* *	4	\$2,000	В
Backflow Preventer								
Generic	100%			2026	* *	1	\$3,300	В
Fixtures Generic	100%							В
Vertical Transport	10070							D
Elevators								
Geared Traction	100%			LIFE	* *			С
		servation, Ex	tent : Light, Area		: 100%			÷
	Explana	tion : Two U	nits					

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

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.

 Estimates are rounded to the nearest hundred dollars.

 Maintenance \$ are aggregated over a 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	: 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.

DEPT. OF HOMELESS SERVICES - 071 WAYSIDE MAC DONOUGH RESIDENCE (2 BUILDINGS)

Asset # : 4458

Architecture		Current I	Repair	Futur	e Replacement	Μ	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
xterior	•							
Exterior Walls								
Masonry: Brick	Location Spalling, I	Crumbling, 1 : Chimney Extent : Mo	derate, Area Affect			5	\$700	A
	Locatior	ı : Chimney	,					
Masonry: Brick	85%			LIFE	* *	5	\$12,500	А
Metal Panel	5%			2041	* *	5-10	\$5,000	А
Pre-Cast Concrete	Location Jnt Morta	Crumbling, 1 : South Fa r Miss/Eroa	l, Extent : Moderat	-	-	5	\$2,400	A
	Location	a : South Fa	icade					
Windows	0.50/			2027	* *	-	¢4.100	
Aluminum	95%			2037	* * *	5	\$4,100	A
Metal Clad	5%			2029	* *	5	\$1,400	А
Parapets Cast Stone/Terra Cotta			\$3,600 l, Extent : Moderat	LIFE e, Area A	* * Affected : 50%	5	\$1,600	А
Masonry: Brick	80%	i. coping		LIFE	* *	5	\$3,300	A
Thason y. Drick	Other Obs Locatior	ı : Interior	Extent : Light, Area Face And Areaway o On Brick	Affected	: 100%	5	<i>\$2,200</i>	
Metal Panel	10%			2041	* *	5	\$1,600	А
Metal Rail			\$400 Extent : Moderate, A ucade	2026 Area Affe	* * cted : 25%	5	\$1,500	A
Roof								
Modified Bitumen		pair Evider 1 : Through	nt, Extent : Light, A out	2021 rea Affec	\$69,400 cted : 10%	10	\$9,800	А
Skylight, Metal/Glass	Locatior Water Per	aged Flash 1 : Bulkhead	xtent : Light, Area					A
nterior								
Floors								
Carpet	5%			2020	\$7,900	3	\$2,700	С
Ceramic Tile	25%			2030	* *	5	\$6,800	С
Vinyl Tile	15%			2026	* *	3	\$2,000	С
Vinyl Tile	10%			2029	* *	3	\$1,400	С
Wood	45%			2049	* *	5	\$23,000	С

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

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

			Asset # : 44	458				
Architecture		Current	Repair	Futur	e Replacement	Μ	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Cod
terior								
Interior Walls								
Ceramic Tile	25%			2030	* *	5	\$16,900	С
Gypsum Board	75%			LIFE	* *	5	\$30,400	С
Ceilings								
Gypsum Board	85%			LIFE	* *	5	\$28,900	В
Plaster	15%			LIFE	* *	5	\$2,600	В
Electrical		Current	Repair	Futur	e Replacement	Μ	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
nder 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2031	* *	5	\$200	В
	Other Ob	servation, H	Extent : Moderate, A	Area Affe	ected : 100%			
	Location	ı : Electric	al Room					
	Explana	tion : Mair	n Service Switch Ra	ted @ 40	00 Amperes.			
Switchgear / Switchboard								
Fused Disc Sw	100%			2031	* *	5	\$200	В
Raceway								
Conduit	95%			2031	* *	1		В
Conduit	5%			2041	* *	1		В
Panelboards								
Molded Case Bkrs	100%			2029	* *	5	\$1,000	В
Wiring								
Thermoplastic	95%			2031	* *	1		В
Thermoplastic	5%			2041	* *	1		В
round								
Grounding Devices								
Generic	100%		\$900	LIFE	* *	5	\$500	В
			Extent : Moderate, A	Area Affe	ected : 100%			
	Location	ı : Water M	lain					
	Explana	tion : Corr	oded					
ighting								
Interior Lighting								
Fluorescent	60%			2021	\$52,200	10	\$20,300	В
			Extent : Moderate, A	Area Affe	ected : 100%			
		-	out The Building					
	Explana	tion : T-12	Lamps					
Incandescent	40%			2016	\$34,800	2	\$300	В
Egress Lighting								
Egress Lighting Emergency, Service	40%			2021	\$2,400	1		В
0 0 0	40% 60%			2021 2021	\$2,400 \$3,600	1 1		B B
Emergency, Service								

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

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included. ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF HOMELESS SERVICES - 071 WAYSIDE MAC DONOUGH RESIDENCE (2 BUILDINGS)

Asset # : 4458

Mechanical	Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type		e Estimated Cost		Estimated Cost		Estimated Cost	Priority Code
Heating							
Energy Source							
Natural Gas	100%		2041	* *	1		В
Conversion Equipment							
Hot Water Boiler	100%		2034	* *	1	\$18,300	В
	Other Observation,	-	Affected	: 100%			
	Location : Boiler I						
	Explanation : 3 Ur	nits, Hydrotherm-72	0,000 Bt	u/hr			
Distribution	100-1					* • • • • •	-
Hot Wtr Piping/Pump	100%		2037	* *	4	\$1,800	В
Terminal Devices							
Convector/Radiator	100%		2034	* *	1	\$11,900	В
Air Conditioning							
Energy Source							
Electricity	100%		2037	* *	1		В
Conversion Equipment							
Window/Wall Unit	25%		2016	\$21,100	1		В
No Component	75%						D
Ventilation							
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$20,500	В
Exhaust Fans							
Roof	100%		2026	* *	2	\$1,100	В
Plumbing							
H/C Water Piping							
Galv Iron/Steel	100%		2026	* *	1		В
Water Heater							
Gas Fired	100%		2019	\$9,500	2	\$600	В
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		В
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		В
Fixtures							
Generic	100%						В

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

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

DEPT. OF HOMELESS SERVICES - FY 2013 Print Date : 22-Oct-2012

Asset Name	: WEBSTER HOUSING							
Address	: 1075 WEBSTER AVENUE @E. 166 ST	REET						
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



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

\$100

\$1,200

В

В

В

DEPT. OF HOMELESS SERVICES - 071

WEBSTER HOUSING Asset # : 4451

			Asset # : 44	451				
Architecture		Current F	Repair	Futur	e Replacement	Μ	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit Cod
xterior								•
Exterior Walls								
Cast in Place Concrete	5%			LIFE	* *	5	\$18,000	А
Masonry: Brick	95%			LIFE	* *	5	\$68,300	Α
Windows								
Aluminum	100%			2037	* *	5	\$4,800	А
Parapets								
Masonry: Brick	80%			LIFE	* *	5	\$2,000	А
Metal: Cage/Fence	20%			2034	* *	5-10	\$3,900	А
Roof								
IRMA/Protected	80%			2021	\$148,900	10	\$16,400	Α
Membrane								
Metal Panel	15%			2034	* *	10	\$5,600	Α
Skylight, Metal/Glass	5%			2041	* *	10	\$3,400	Α
terior								
Floors								
Carpet	15%			2020	\$60,300	3	\$20,900	С
Cast in Place Concrete	10%			LIFE	* *	5	\$15,200	С
Ceramic Tile	5%			2030	* *	5	\$3,500	С
Vinyl Tile	70%			2026	* *	3	\$24,400	С
Interior Walls								
Ceramic Tile	5%			2030	* *	5	\$4,200	С
Glass: Single Pane	10%			LIFE	* *	5	\$6,200	С
Gypsum Board	85%			LIFE	* *	5	\$42,500	С
Ceilings								
AcousTileSusp.Lay-In	20%			2034	* *	5	\$13,900	В
Gypsum Board	80%			LIFE	* *	5	\$69,700	В
		Current F	Popair	Eutur	e Replacement	м	aintenance	
lectrical ystem								
Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit Cod
nder 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2041	* *	5	\$200	В
			xtent : Moderate, A	Area Affe	ected : 100%			
		ı : Electrica						
	Explana	tion : One 3	3000 Amps Main D	isconnec	ct Switch			
Switchgear / Switchboard								
Fused Disc Sw	70%			2041	* *	5	\$100	В
Molded Case Bkrs	30%			2041	* *	5	\$400	В
Raceway								
Conduit	100%			2041	* *	1		В
Panelboards								
	EN			2027	* *	~	¢100	р

2037

2037

2041

* *

* *

* *

5

5

1

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

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

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

5%

95%

100%

Fused Disc Sw

Thermoplastic

Wiring

Molded Case Bkrs

WEBSTER HOUSING

Asset # : 4451

	ASSEL	<i>T</i> .44JI				
Electrical	Current Repair	Future Rep	lacement	Ma	aintenance	
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Estin FY	nated Cost	Cycle (Yrs)	Estimated Cost	Priorit Cod
nder 600 Volts			I			
Motor Controllers						
Locally Mounted	100%	2034	* *	5	\$300	В
round						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$700	В
tand-by Power						
Transfer Switches	1000/	2024	* *	1	¢14.600	р
Automatic	100%	2034		1	\$14,600	В
Generators Diesel	100%	2030	* *	1	\$18,400	В
Diesei	Other Observation, Extent : Ligh			1	\$18,400	D
	Location : On The Roof	i, Area Ajjeciea . 100	/0			
	Explanation : One 288 Kva Cur	nmins Onan Genset				
Batteries		inning offan Genser				
Nickel Cadmium	100%	2014	\$600	5	\$10,600	В
Fuel Storage		-			, ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	
Main Tank	100%	2049	* *	5	\$1,400	В
ighting						
Interior Lighting						
Fluorescent	98%	2026	* *	10	\$41,800	В
	Other Observation, Extent : Mod	erate, Area Affected :	100%			
	Location : Throughout					
	Explanation : T-12 Lamps					
HID	2%	2026	* *	10		В
Egress Lighting						_
Exit, Service	50%	2026	* *	1	\$1 ,500	В
Exit, Battery	50%	2026	* *	10	\$1,600	В
ightning Protection						
Arresters/Cabling Generic	100%	2049	* *	5	\$200	В
Generic	100%	2049		5	\$200	D
Mechanical	Current Repair	Future Rep	lacement	M	aintenance	
System	% of Fail Date Estimated	Cost Year Estin	mated Cost	Cycle	Estimated Cost	Priorit
Component	Total (Years)	FY	nateu Cost	(Yrs)	Estimated Cost	Coc
Туре				(===)		254
leating						
Energy Source Interruptible Gas/Dual	100%	2041	* *	1		п
Interrintinie (sac/1)iial		/041		1		В

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

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included. ** Replacement cost estimated to be beyond ten vears is not included in this report.

WEBSTER HOUSING

Asset # : 4451

Mechanical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
leating								
Conversion Equipment								_
Furnace	Locatior	a : 2nd Floo	Extent : Light, Area r Roof / Heat Package Un			1	\$2,300	В
Hot Water Boiler	Location		Extent : Light, Area at Boiler Room its	2034 Affected	* *	1	\$20,800	В
Distribution	Explana							
Hot Wtr Piping/Pump	100%			2037	* *	4	\$2,300	В
Terminal Devices							. ,	
Air Handler		Now vice, Exten 1 : Penthou	\$2,800 t : Severe, Area Afj se	2016 fected : 1	\$27,900 0%	1	\$2,600	В
Convector/Radiator No Component	80% 10%			2026	* *	1	\$12,100	B D
Air Conditioning								
Energy Source Electricity	100%			2037	* *	1		В
Conversion Equipment Ext Pkg Unit -	10%			2021	\$34,200	2	\$300	В
Heating/Cooling Window/Wall Unit No Component	10% 80%			2016	\$10,700	1		B D
Ventilation	0070							D
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$26,000	В
Exhaust Fans Roof	100%			2026	* *	2	\$1,400	В
lumbing								
H/C Water Piping Galv Iron/Steel			\$15,500 : Severe, Area Affe ain Valve	2034 ected : 20	* *	1		В
	Noisy/Vib	rating, Exte	ent : Severe, Area A ter Boost Pumps II					
Water Heater	-		1					
Gas Fired	100%			2019	\$12,100	2	\$700	В
Sanitary Piping Cast Iron	100%			LIFE	* *	1		В
Storm Drain Piping Cast Iron	100%			LIFE	* *	1		В
Sump Pump(s) Rigid Piping	100%			2026	* *	4	\$2,000	В
Fixtures Generic	100%							В

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

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included. ** Replacement cost estimated to be beyond ten years is not included in this report.

WEBSTER HOUSING

Asset # : 4451

Mechanical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	t Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority Code
Vertical Transport				<u>.</u>
Elevators				
Geared Traction	100%	LIFE **		С
	Other Observation, Extent : Severe, A	rea Affected : 100%		
	Location : B-9			
	Explanation : 2 Units			

 Note :
 All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance \$ are aggregated over a 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	: WILLOW SHELTER							
Address	: 781 EAST 135TH STREET @WILLOW	V 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



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

Maintenance & are aggregated over a ten-year period. Site specific cost escalations are not included ** Replacement cost estimated to be beyond ten years is not included in this report.

WILLOW SHELTER

Asset # : 4447

rchitecture	Current Repair Future Replacement					Μ			
stem Component Type		ail Date Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit Cod	
terior									
Exterior Walls Cast in Place Concrete	Cracking/Cr. Location : . Exposed Rein Location : . Repairs in Pr Location : .	East Faco nforcemen East Faco rogress, H Througho		e Landin ate, Area e Landin a Affecte	g Affected : 45% g d : 100%	5	\$3,200	A	
			lerate, Area Affect ade Exit - Concret						
Masonry: Brick	5% Cracking/Cr Location : Misaligned/H Location : Repairs in P Location : Spalling, Ext	Now umbling, East Face Bulging, E East Face rogress, E rogress, E Througho ent : Seve	\$52,500 Extent : Severe, A ade, Retaining Wa Extent : Severe, Ar ade, Retaining Wa Extent : Light, Area	LIFE rea Affec ll At Area ea Affect ll At Area a Affected : 85%	* * away ed : 85% away d : 100%	5	\$1,600	A	
Masonry: Brick		Now	\$390,600	LIFE	**	5	\$29,800	А	
Windows	Location : Jnt Mortar M Location : Misaligned/E Location : Repairs in Pi Location : Spalling, Ext Location : Water Penet	Diagonal Cracks, Extent : Moderate, Area Affected : 25% Location : Throughout, North Facade, South Facade, East Facade, West Facade Int Mortar Miss/Erod, Extent : Moderate, Area Affected : 100% Location : Throughout, North Facade, South Facade, East Facade, West Facade Misaligned/Bulging, Extent : Severe, Area Affected : 15% Location : Northwest Corner, Above 4th Floor Window Repairs in Progress, Extent : Light, Area Affected : 100% Location : Throughout Spalling, Extent : Moderate, Area Affected : 25% Location : East Facade Water Penetration, Extent : Moderate, Area Affected : 15% Location : West Facade At Areaway							
Aluminum	95%			2029	* *	5	\$2,000	А	
Wood	Deteriorated Location : 1 Thermally In Location : 1	Basement efficient, Basement 1, Extent	Extent : Moderate : Moderate, Area 1	e, Area Aj	ffected : 100%	5	\$500	A	
Parapets Metal Rail	100%			2034	* *	5-10	\$45,600	А	
Roof Roll Roofing	100%			2020	\$89,600	5	\$34,200	А	

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.

WILLOW SHELTER

Asset # : 4447

	C	Asset # : 4		- Doulocomont		-:			
rchitecture	Curren	Futur	e Replacement	Maintenance					
zstem Component Type	% of Fail Da Total (Years	te Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit Coc		
erior									
Floors					_	*- - - - - - - - - -	~		
Cast in Place Concrete	10%	*27.7 00	LIFE	* *	5	\$7,600	C		
Ceramic Tile	5% Now	\$37,700	2036		5	\$900	С		
	Broken/Missing Elements, Extent : Severe, Area Affected : 100% Location : Throughout								
Vinyl Tile	25%	,	2026	* *	3	\$4,400	С		
Wood	60% Now	\$433,400	2020	* *	5	\$19,600	C		
		Extent : Moderate, A		cted : 50%	5	<i>ψ17,000</i>	e		
	-	ghout, 1st Through 4							
		tent : Moderate, Area							
	Location : Throu	ghout, 1st Through 4	th Floors	1					
	Poor Subfloor Evid	lent, Extent : Modera	te, Area	Affected : 50%					
	Location : Throu	ghout All Floors							
	Split/Cracked, Exte	nt : Moderate, Area	Affected	: 25%					
	Location : Throu								
		Extent : Light, Area	Affected	: 100%					
	Location : Upper Floors								
	Explanation : Str	uctural Stability Of H	Floor Bea	ms Is Questionabl	e				
Interior Walls Ceramic Tile	50/		2024	* *	F	¢2 100	C		
Concrete Masonry Unit	5% 10% Now	\$30,800	2024 LIFE	* *	5 5	\$2,100 \$1,700	C C		
Concrete Masonry Unit		. ,			5	\$1,700	C		
	Horizontal Cracks, Extent : Moderate, Area Affected : 15% Location : 4th Floor								
		Extent : Severe, Are	a Affecte	d : 25%					
	Location : Fourth		55						
	Explanation : Ho	rizontal Joints Are S	eparating	g Due To Floor De	flection				
Glass: Single Pane	2%		LIFE	* *	5	\$600	С		
Gypsum Board	38%		LIFE	* *	5	\$9,500	С		
Masonry: Brick	35% Now	\$96,800	LIFE	* *			С		
	0	ng, Extent : Moderate	e, Area Aj	ffected : 30%					
	Location : Throu	ghout							
Metal Panel	10%		LIFE	* *			С		
Ceilings									
Exposed Struc: Wood	85% Now	\$1,296,300	LIFE	* *			В		
		tent : Moderate, Area							
	Location : Throughout, Basement, 1st Through 4th Floors								
	Split/Cracked, Extent : Moderate, Area Affected : 50%								
	Location : Throughout, Basement, 1st Through 4th Floors Worn/Eroded, Extent : Moderate, Area Affected : 75%								
		ni : Moderale, Area ghout, Basement, 1st							
Gypsum Board	15%	gnoui, Basemeni, 1si	LIFE	**	5	\$6,500	В		
`						-			
lectrical		t Repair		e Replacement		aintenance			
vstem Component		te Estimated Cost		Estimated Cost	-	Estimated Cost			
Туре	Total (Years)	FY		(Yrs)		Co		

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.

WILLOW SHELTER

Asset # : 4447

Electrical		Current F	ASSEL # . 44 Repair		e Replacement	M	aintenance	
ystem Component Type	% of Total		Estimated Cost		Estimated Cost		Estimated Cost	Priority Cod
nder 600 Volts								
Service Equipment Fused Disc Sw			Extent : Moderate, A	2031 Area Affe	* * ected : 100%	5	\$100	В
		1 : Electrico tion : Two	al Room 400 Amps And One	200 Am	ps Main Disconned	et Switch		
Raceway	2.1.p.10.110			20011				
Conduit	80%			2021	\$2,000	1		В
Conduit	20%			2031	* *	1		В
Panelboards								
Fused Knife Sw		2-4 led Life, Ex 1 : Basemer	\$1,700 tent : Moderate, Ai t	2046 rea Affec	* * rted : 100%	5		В
Molded Case Bkrs	85%			2020	\$9,400	5	\$500	В
Wiring Braided Cloth		0	\$600 ent : Moderate, Are	2046 a Affecte	* * ed : 100%	1		В
		n : Basemer	11	2021	* *	1		
Thermoplastic round	85%			2031		1		В
Grounding Devices Generic	100%			LIFE	* *	5	\$400	В
ghting Interior Lighting Fluorescent		vervation, E a : Through	Extent : Moderate, 1 out	2021 Area Affe	\$54,600 ected : 100%	10	\$21,200	В
	Explana	tion : T-12	Lamps And Compa	ct Fluor	escent			
HID	1%			2021	\$100	10		В
Egress Lighting Emergency, Battery Exit, Service	50% 50%			2021 2021	\$4,700 \$1,900	10 1	\$2,800	B B
	5070					1		D
lechanical		Current F	Repair	Futur	e Replacement	M	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit Cod
eating Energy Source Fuel Oil No 2	100%			2021	\$63,900	5	\$7,200	В
Conversion Equipment Steam Boiler	100% Other Obs		Extent : Light, Area	2026	* *	1	\$23,100	В
		1 : Basemer tion : 2 Un	ıt Boiler Room its					

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

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

WILLOW SHELTER

Asset # : 4447

Mechanical		Current Repair Future Replace						
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Ieating								
Distribution								
Steam Piping/Pump	100%	0-2	\$9,100	2021	\$181,200	4	\$1,200	В
			oderate, Area Affe	cted : 15	%			
	Location	: Basemen	nt					
Terminal Devices	1000/						*- <0.0	P
Convector/Radiator	100%			2019	\$245,100	1	\$7,600	В
Air Conditioning								
Energy Source	1000/			2020	* *			P
Electricity	100%			2029	* *	1		В
Conversion Equipment	200/			2016	¢1<000	1		р
Window/Wall Unit	30%			2016	\$16,000	1		B
No Component	70%							D
entilation Exhaust Fans								
Roof	10%			2021	\$2,100	2	\$100	В
Wall Unit	20%			2021	\$2,100 \$7,900	2	\$100	B
No Component	20% 70%			2010	\$7,900	2	\$100	D
lumbing	7070							D
H/C Water Piping								
Brass/Copper	50%			2031	* *	1		В
Galv Iron/Steel	50%			2019	\$38,800	1		B
Water Heater	2070			2017	\$30,000	1		В
Oil Fired	100%			2014	\$8,100	1	\$700	В
Sanitary Piping	100/0			2011	\$0,100	1	\$700	D
Cast Iron	100%			LIFE	* *	1		В
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		В
Sump Pump(s)								
Rigid Piping	100%			2026	* *	4	\$2,000	В
Sewage Ejector(s)							. ,	
Electric	100%			2021	\$10,100	4	\$1,300	В
Backflow Preventer								
Generic	100%			2021	\$2,500	1	\$1,400	В
Fixtures								
Generic	100%							В
/ertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			С
	Other Obs	ervation, E	Extent : Light, Area	Affected	l : 100%			
	Location	: B, 1, 2, 3	3, 4					
	Explana	tion : 1 Uni	it					

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