

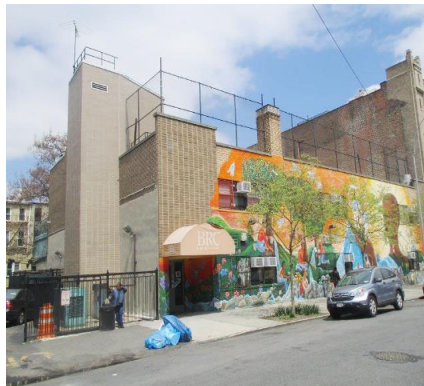
Print Date : 13-Sep-2019

DEPT. OF HOMELESS SERVICES - FY 2020

Asset Name : 85 LEXINGTON AVENUE
Address : 85 LEXINGTON AVE. BTWN CLASSON AVE - FRANKLIN AVE
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DHS0022.000 / 1976 **Yr Built/Renovated** : 1975 / 2009
Area Sq Ft : 24,666 **Project Type** : HOMELESS SERVICES
Date of Survey : 28-Apr-2016 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 1967 **Lot** : 68 **BIN** : 3056327

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Interior Architecture		\$579,100
Electrical		\$340,400
Mechanical		\$36,900
Total		\$956,500
Importance Code B		\$956,500
Total		\$956,500

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$6,500	\$30,200	\$900	
Interior Architecture	\$31,300			\$3,900
Electrical	\$4,200	\$3,000	\$2,300	\$2,200
Mechanical	\$3,300	\$7,500	\$4,100	\$3,300
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$49,200	\$44,700	\$11,200	\$13,300
Importance Code A	\$7,700	\$31,500	\$2,100	\$1,200
Importance Code B	\$39,400	\$13,200	\$9,100	\$12,100
Importance Code C	\$2,200			
Total	\$49,200	\$44,700	\$11,200	\$13,300



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

DEPT. OF HOMELESS SERVICES - 071
85 LEXINGTON AVENUE
Asset # : 1976

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	90%			LIFE	**	5	\$25,000	
Masonry: Brick	10%			LIFE	**	5	\$2,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : West Façade</i>								
<i>Explanation : Stucco On Brick</i>								
<hr/>								
Windows								
Aluminum	100%			2043	**	5	\$1,900	
<hr/>								
Parapets								
Masonry: Brick	60%			LIFE	**	5	\$2,600	
Metal Panel	5%	Now	\$3,500	2047	**	5	\$400	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Coping At West Parapet</i>								
<i>Deformed/Dented, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Coping At West Parapet</i>								
<hr/>								
Metal: Cage/Fence	35%			2040	**	5-10	\$11,900	
<hr/>								
Roof								
Asphalt Shingle	5%			2036	**	10	\$300	
IRMA/Protected Membrane	85%			2032	**	10	\$30,200	
<i>Paver Block Ballast, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<hr/>								
Roll Roofing	10%			2026		5	\$5,900	
<hr/>								
Interior								
Floors								
Ceramic Tile	10%			2036	**	5	\$3,600	
Quarry Tile	5%			2040	**	5	\$2,700	
Vinyl Tile	85%	Now	\$27,300	2027	\$273,300	3	\$11,600	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<hr/>								
Interior Walls								
Ceramic Tile	10%			2036	**	5	\$4,300	
Gypsum Board	85%			LIFE	**	5	\$22,100	
SGFT/Glazed Masonry	5%			LIFE	**			
<hr/>								
Ceilings								
AcousTileSusp.Lay-In	100%			2025	\$305,900	5	\$36,300	
<i>Staining/Discoloring, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<hr/>								

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

Under 600 Volts

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DEPT. OF HOMELESS SERVICES - 071
85 LEXINGTON AVENUE
Asset # : 1976

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2037	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 800 Ampere Main Disconnect Switch</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2037	**	5	\$700	
Raceway								
Conduit	100%			2037	**	1		
Panelboards								
Fused Disc Sw	5%			2035	**	5		
Molded Case Bkrs	95%			2035	**	5	\$600	
Wiring								
Thermoplastic	100%			2037	**	1		
Motor Controllers								
Locally Mounted	100%			2032	**	5	\$200	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$400	
Stand-by Power								
Transfer Switches								
Automatic	100%			2032	**	1	\$7,600	
Generators								
Diesel	100%			2030	\$58,700	1	\$9,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room Outside</i>								
<i>Explanation : One 60 Kilowatts</i>								
Batteries								
Lead/Acid	100%			2021	\$1,600	5	\$900	
Fuel Storage								
Main Tank	100%			2042	**	5	\$700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room Outside</i>								
<i>Explanation : One 300 Gallons</i>								
Lighting								
Interior Lighting								
Fluorescent	100%			2027	\$184,600	10	\$22,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Egress Lighting								
Emergency, Service	50%			2027	\$6,200	1		
Emergency, Battery	10%			2027	\$3,400	10	\$600	
Exit, Service	40%			2027	\$3,400	1		
Exterior Lighting								
HID	100%			2027	\$97,100	10	\$100	

Alarm

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DEPT. OF HOMELESS SERVICES - 071
85 LEXINGTON AVENUE
Asset # : 1976

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

Alarm

Security System

No Component

80%

Generic

20%

2032

* *

1

\$1,800

Fire/Smoke Detection

No Component

80%

Generic, Digital

20%

2032

* *

1-3

\$3,000

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

Heating

Energy Source

Fuel Oil No 2

100%

2037

* *

5

\$7,500

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : 1 Tank*

Conversion Equipment

Hot Water Boiler

100%

2032

* *

1

\$12,000

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

Distribution

Hot Wtr Piping/Pump

100%

2026

\$36,900

4

\$1,800

Terminal Devices

Convactor/Radiator

100%

2047

* *

1

\$7,800

*Recent Installation, Extent : Light, Area Affected : 100%**Location : Throughout*

Air Conditioning

Energy Source

Electricity

100%

2035

* *

1

Conversion Equipment

Interior Pkg Unit - Cooling

50%

2032

* *

2

\$700

*Other Observation, Extent : Light, Area Affected : 50%**Location : 1st Floor And Basement**Explanation : 1 Unit Each Floor In Basement And 1st Floor.*

Window/Wall Unit

50%

2025

\$24,700

1

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

Ventilation

Distribution

Ductwork/Diffusers

40%

LIFE

* *

2-5

\$5,400

No Component

60%

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DEPT. OF HOMELESS SERVICES - 071
85 LEXINGTON AVENUE
Asset # : 1976

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Ventilation								
	Exhaust Fans							
	Interior	30%			2027	\$25,300	2	\$200
	Roof	15%			2027	\$5,900	2	\$100
	No Component	55%						
Plumbing								
	H/C Water Piping							
	Brass/Copper	100%			2037	**	1	
	Water Heater							
	Gas Fired	100%			2025	\$14,400	2	\$400
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
				<i>Location : Basement</i>				
				<i>Explanation : 1 Gas Fired Hot Water Heater.</i>				
	Sanitary Piping							
	Cast Iron	100%			LIFE	**	1	
	Storm Drain Piping							
	Cast Iron	100%			LIFE	**	1	
	Sewage Ejector(s)							
	Electric	100%			2032	**	4	\$1,000
	Fixtures							
	Generic	100%						
Vertical Transport								
	Elevators							
	Hydraulic	100%			LIFE	**		
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
				<i>Location : B, 1, 2, R</i>				
				<i>Explanation : 1 Unit Is Not In Service.</i>				
Fire Suppression								
	Sprinkler							
	Generic	100%			2037	**	1-2	\$6,800
	Chemical System							
	Generic	100%			2025	\$27,200	1-3	\$3,700

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Print Date : 13-Sep-2019

DEPT. OF HOMELESS SERVICES - FY 2020

Asset Name : ATLANTIC AVENUE ARMORY
Address : 1322 BEDFORD AVENUE @ ATLANTIC AVE
Borough : BROOKLYN **Agency's Number** : MB051
Program / Asset # : DHS0080.000 / 4452 **Yr Built/Renovated** : 1898 / 2005
Area Sq Ft : 174,360 **Project Type** : HOMELESS SERVICES
Date of Survey : 11-Jun-2019 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Basement, Floors 1,4,5
Block : 1199 **Lot** : 15 **BIN** : 3029748

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$375,100	\$263,700
Interior Architecture	\$1,553,600	\$1,199,500
Electrical		\$241,100
Mechanical	\$43,200	\$2,944,100
Site Pavements	\$44,200	
Total	\$2,016,100	\$4,648,400
Importance Code A	\$375,100	\$263,700
Importance Code B	\$1,328,400	\$4,214,200
Importance Code C	\$312,600	\$170,500
Total	\$2,016,100	\$4,648,400

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$46,700			\$24,700
Interior Architecture	\$72,900			\$15,000
Electrical	\$57,600	\$20,300	\$23,100	\$20,900
Mechanical	\$108,400	\$51,200	\$73,500	\$49,400
Site Pavements	\$1,200			
Elevators/Escalators	\$9,900	\$9,900	\$9,900	\$9,900
Total	\$296,600	\$81,400	\$106,400	\$119,900
Importance Code A	\$64,000	\$17,300	\$17,300	\$41,900
Importance Code B	\$180,900	\$64,100	\$89,100	\$77,900
Importance Code C	\$51,700			
Total	\$296,600	\$81,400	\$106,400	\$119,900



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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Copper/Terne	2%			2065	**	10	\$6,800	
Masonry: Brick	86%	4+	\$85,600	LIFE	**	5	\$125,000	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 1%</i>								
<i>Location : Side Entry Of Drill Area</i>								
Masonry: Brownstone	10%	Now	\$156,400	LIFE	**	5	\$10,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Main Entrance On Bedford Avenue</i>								
<i>Other Observation, Extent : Light, Area Affected : 2%</i>								
<i>Location : Main Entrance On Bedford Avenue</i>								
<i>Explanation : Sidewalk Shed In Use</i>								
Masonry: Granite	2%			LIFE	**	5	\$4,400	
Windows								
Aluminum	95%			2046	**	5	\$67,600	
Metal Louvers	5%			2039	**	10	\$22,200	
Parapets								
Masonry: Brick	90%			LIFE	**	5-10	\$62,900	
Masonry: Brownstone	10%			LIFE	**	5-10	\$13,200	
Roof								
Copper/Terne	5%			2045	**	10	\$14,800	
Roll Roofing	25%			2029	\$138,700	5	\$49,300	
Skylight, Metal/Glass	3%			2040	**	10	\$11,800	
Slate	67%			LIFE	**	10	\$79,300	
Soffits								
Masonry: Brownstone	100%			LIFE	**	5		
Interior								
Floors								
Cast in Place Concrete	45%			LIFE	**	5	\$524,100	
Ceramic Tile	5%			2039	**	5	\$13,300	
Terrazzo	5%	4+	\$14,000	LIFE	**	5	\$10,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Stair Located At Entrance</i>								
Traffic Topping	5%			2035	**	5	\$16,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Stairwells And Cafeteria</i>								
<i>Explanation : Fluid Applied Epoxy Resin</i>								
Vinyl Tile	25%			2030	\$642,200	3	\$33,300	
Wood	15%			2045	**	5	\$74,900	
Interior Walls								
Concrete Masonry Unit	10%			LIFE	**	5	\$50,500	
Gypsum Board	10%			LIFE	**	5-10	\$107,300	
Masonry: Brick	5%			LIFE	**	10	\$9,500	
Plaster	70%			LIFE	**	5-10	\$375,700	
SGFT/Glazed Masonry	5%			LIFE	**	10	\$15,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Side Entry To Drill Area</i>								

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

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior									
Ceilings									
Acous Tile Susp. Lay-In	3%			2035	**	5	\$8,000		
Embossed Metal	5%	4+	\$53,000	LIFE	**	5	\$6,000		
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 15%</i>									
<i>Location : Dorm Drill Floor Areas</i>									
Exposed Struc: Steel	15%			LIFE	**	10	\$79,700		
Exposed Struc: Wood	37%	Now	\$700,800	LIFE	**				
<i>Split/Cracked, Extent : Moderate, Area Affected : 15%</i>									
<i>Location : Drill Floor</i>									
Gypsum Board	10%			LIFE	**	5-10	\$91,400		
Plaster	30%			LIFE	**	5-10	\$137,100		
Site Enclosure									
Fence/Gates									
Iron Picket	50%			2050	**				
Masonry: Fieldstone	50%			2040	**				
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : West Side Of Building</i>									
<i>Explanation : This Is Actually A Brownstone Masonry Wall</i>									
Site Pavements									
Public Sidewalk									
Cast in Place Concrete	100%	Now	\$44,200	2035	**				
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>									
<i>Location : North And East Sides Of Building</i>									
On-Site Walkways									
Cast in Place Concrete	100%	Now	\$1,200	2035	**				
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Exterior Entry Steps</i>									
Electrical		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Under 600 Volts									
Service Equipment									
Fused Disc Sw	100%			2040	**	5	\$700		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Electrical Room</i>									
<i>Explanation : Main Service Rated At 2,500 Amperes</i>									
Switchgear / Switchboard									
Fused Disc Sw	100%			2040	**	5	\$700		
Raceway									
Conduit	50%			2050	**	1			
Conduit	50%			2030	\$110,700	1			
Panelboards									
Molded Case Bkrs	70%			2046	**	5	\$3,200		
Molded Case Bkrs	30%			2029	\$50,900	5	\$1,400		

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Wiring								
Braided Cloth	5%	2-4	\$13,800	2055	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	95%			2050	**	1		
Motor Controllers								
Locally Mounted	80%			2035	**	5	\$900	
Locally Mounted	20%			2028	\$30,800	5	\$200	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$5,100	
Stand-by Power								
Transfer Switches								
Automatic	100%			2035	**	1	\$53,600	
Generators								
Diesel	100%			2033	**	1	\$67,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Room On The Drill Floor</i>								
<i>Explanation : 250 Kilowatts</i>								
Batteries								
Nickel Cadmium	100%			2023	\$1,700	5	\$38,900	
Fuel Storage								
Main Tank	100%			2045	**	5	\$5,100	
Lighting								
Interior Lighting								
LED	100%			2035	**			
Egress Lighting								
Emergency, Service	50%			2030	\$48,700	1		
Exit, Service	50%			2030	\$33,000	1		
Exterior Lighting								
LED	20%			2035	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Perimeter</i>								
<i>Explanation : Operated Via Photocell</i>								
No Component	80%							
Alarm								
Security System								
No Component	20%							
Generic	80%			2035	**	1	\$52,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Entrance Areas And Some Corridors</i>								
<i>Explanation : Cameras</i>								
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%			2035	**	1-3	\$32,200	

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2040	**	1		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Vault</i>						
		<i>Explanation : 4,500 Gallon Tank No.2 Fuel</i>						
Conversion Equipment								
Steam Boiler	100%			2043	**	1	\$172,700	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Boiler Room</i>						
		<i>Explanation : 2 Units</i>						
Distribution								
Ductwork/Diffusers	50%			LIFE	**	2-5	\$77,000	
Steam Piping/Pump	50%			2040	**			
Terminal Devices								
Air Handler	40%	Now	\$20,800	2030	\$1,042,400	1	\$38,800	
		<i>Damaged, Extent : Moderate, Area Affected : 5%</i>						
		<i>Location : Flexible Connection Has Holes. Located On 1st Floor In Mechanical Room.</i>						
Convactor/Radiator	40%			2035	**	1	\$22,500	
Fan Coil Unit/Heat	20%			2030	\$555,100	1	\$11,300	
Air Conditioning								
Energy Source								
Electricity	100%			2046	**	1		
Conversion Equipment								
Split Unit	10%			2030	\$395,600			
Window/Wall Unit	10%			2025	\$38,600	1		
Water Cooled interior Pkg Unit	35%			2031	**	2		
No Component	45%							
Distribution								
Ductwork/Diffusers	25%			LIFE	**	2	\$70,900	
No Component	75%							
Heat Rejection								
Water Cooling Tower	25%			2028	\$96,700	2	\$43,900	
No Component	75%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$153,900	
Exhaust Fans								
Interior	100%			2030	\$659,400	2	\$5,300	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2040	**	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.*

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Water Heater Gas Fired	100%			2028	\$113,000	2	\$2,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : Indirect Fired With 250 Gallon Storage Tank</i>								
Sanitary Piping Cast Iron	100%			LIFE	**	1		
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
Sump Pump(s) Non-Submersible	100%			2030	\$28,300	4	\$5,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Two Duplex Units</i>								
Backflow Preventer Generic	100%			2035	**	1	\$10,700	
Fixtures Generic	100%							
Vertical Transport								
Elevators Hydraulic	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To 5th Floor</i>								
<i>Explanation : 2 Units</i>								
Fire Suppression								
Standpipe Generic	100%			2050	**	1-5	\$87,900	
Sprinkler Generic	100%			2050	**	1-2	\$48,800	
Fire Pump Generic	100%			2039	**	1	\$32,600	

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.

Print Date : 13-Sep-2019

DEPT. OF HOMELESS SERVICES - FY 2020

Asset Name : AUBURN FAMILY RESIDENCE
Address : 39 AUBURN PLACE @ N. PORTLAND AVE.
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DHS0009.000 / 1970 **Yr Built/Renovated** : 1922 /
Area Sq Ft : 134,881 **Project Type** : HOMELESS SERVICES
Date of Survey : 21-Apr-2016 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,3,5,7,9,Ph
Block : 2039 **Lot** : 101 **BIN** : 3251647

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture		\$146,300
Interior Architecture	\$410,100	\$1,553,200
Electrical	\$841,900	\$664,700
Mechanical		\$792,800
Total	\$1,252,000	\$3,157,000
Importance Code A		\$146,300
Importance Code B	\$1,069,500	\$2,923,000
Importance Code C	\$182,600	\$87,700
Total	\$1,252,000	\$3,157,000

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture		\$29,700	\$1,700	
Interior Architecture	\$45,800			\$19,900
Electrical	\$3,000	\$19,700	\$1,500	\$1,300
Mechanical	\$23,300	\$48,700	\$14,600	\$19,300
Elevators/Escalators	\$17,800	\$17,800	\$17,800	\$17,800
Total	\$89,900	\$115,900	\$35,600	\$58,200
Importance Code A	\$6,700	\$36,400	\$8,400	\$6,700
Importance Code B	\$83,200	\$79,600	\$27,200	\$51,600
Importance Code C				
Total	\$89,900	\$115,900	\$35,600	\$58,200



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
AUBURN FAMILY RESIDENCE
Asset # : 1970

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	10%			LIFE	**	5	\$40,700	
<i>Recent Repair Evident, Extent : Light, Area Affected : 66%</i>								
<i>Location : Throughout 2012</i>								
Masonry: Brick	80%			LIFE	**	5	\$41,700	
<i>Recent Repair Evident, Extent : Light, Area Affected : 66%</i>								
<i>Location : Throughout 2012</i>								
Masonry: Limestone	5%			LIFE	**	5	\$2,000	
Metal Panel	5%			2047	**	5-10	\$17,900	
Windows								
Aluminum	100%			2043	**	5	\$3,500	
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	**	5	\$5,400	
Masonry: Brick	55%			LIFE	**	5	\$3,900	
<i>Recent Repair Evident, Extent : Light, Area Affected : 66%</i>								
<i>Location : Throughout</i>								
Metal: Cage/Fence	35%			2040	**	5-10	\$19,100	
Roof								
Built-Up (BUR)	10%			2027	\$63,900	10	\$4,500	
Modified Bitumen	35%			2035	**	10	\$15,800	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout 2012</i>								
Modified Bitumen	55%			2032	**	10	\$24,800	
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$21,800	
Ceramic Tile	10%			2036	**	5	\$19,900	
Terrazzo	5%			LIFE	**	5	\$7,800	
Vinyl Tile	75%			2027	\$1,325,600	3	\$74,800	
Vinyl Tile	5%	Now	\$88,400	2037	**	3	\$3,700	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Ceramic Tile	5%	0-2	\$46,700	2036	**	5	\$8,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Marble Panels	5%			LIFE	**			
Plaster	5%	Now	\$135,800	LIFE	**	5	\$4,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Plaster	85%			LIFE	**	5	\$82,800	

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
AUBURN FAMILY RESIDENCE
Asset # : 1970

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

Interior

Ceilings

AcousTileSusp.Lay-In	10%	0-2	\$17,200	2040	**	5	\$10,200	
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*Cracking/Crumbling, Extent : Light, Area Affected : 10%**Location : Throughout*

Metal Panel	20%			LIFE	**	5	\$50,900	
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Plaster	65%			LIFE	**	5	\$82,600	
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Plaster	5%	Now	\$139,200	LIFE	**	5	\$6,400	
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*Broken/Missing Elements, Extent : Severe, Area Affected : 50%**Location : Throughout**Cracking/Crumbling, Extent : Severe, Area Affected : 100%**Location : Throughout*

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

Under 600 Volts

Switchgear / Switchboard

Molded Case Bkrs	100%			2027	\$152,800	5	\$3,600	
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Raceway

Conduit	80%			2027	\$126,700	1		
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Conduit	20%			2047	**	1		
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Panelboards

Fused Disc Sw	10%			2026	\$12,500	5	\$300	
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Molded Case Bkrs	90%			2026	\$112,200	5	\$3,200	
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Wiring

Braided Cloth	75%	2-4	\$187,200	2052	**	1		
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*Insulation Aged, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building*

Thermoplastic	25%			2047	**	1		
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Motor Controllers

Locally Mounted	100%			2025	\$273,000	5	\$900	
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Lighting

Interior Lighting

Fluorescent	100%			2032	**	10	\$123,700	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout The Building**Explanation : T-8 Lamps*

Egress Lighting

Emergency, Battery	50%			2032	**	10	\$16,300	
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Exit, Service	50%			2032	**	1		
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Exterior Lighting

HID	100%			2022	\$531,000	10	\$400	
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Alarm

Security System

No Component	90%							
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Generic	10%			2035	**	1	\$5,000	
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Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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

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

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

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

Alarm

Fire/Smoke Detection

No Component

90%

Generic, Digital

10%

2032

* *

1-3

\$8,300

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

Heating

Energy Source

HTHW/HW

100%

2037

* *

1

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : Steam And Hot Water Supplied From Nearby Cumberland Hospital*

Conversion Equipment

Heat Exchanger, Plate & Frame

100%

2036

* *

1

\$66,700

*Other Observation, Extent : Light, Area Affected : 100%**Location : Adjacent Building Basement**Explanation : 3 New Units Located In Adjacent Building Basement*

Distribution

Hot Wtr Piping/Pump

100%

2026

\$205,300

4

\$10,000

Terminal Devices

Convactor/Radiator

85%

2032

* *

1

\$37,000

Fan Coil Unit/Heat

5%

2032

* *

1

\$2,200

No Component

10%

*Other Observation, Extent : Light, Area Affected : 0%**Location : Penthouse**Explanation : 3 Obsolete Abandoned Air Handler Units Remaining*

Air Conditioning

Energy Source

Electricity

100%

2035

* *

1

Conversion Equipment

Window/Wall Unit

5%

2022

\$13,700

1

No Component

95%

Ventilation

Distribution

Ductwork/Diffusers

5%

LIFE

* *

2-5

\$3,800

No Component

95%

Exhaust Fans

Interior

5%

2032

* *

2

\$200

No Component

95%

*Other Observation, Extent : Light, Area Affected : 0%**Location : Penthouse**Explanation : 3 Obsolete Abandoned Units Remaining*

Plumbing

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
H/C Water Piping Brass/Copper	100%			2037	**	1		
HW Heat Exchanger Steam Fired	100%			2037	**	4	\$20,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Adjacent Building Basement</i>								
<i>Explanation : 2 Hot Water Exchangers</i>								
Sanitary Piping Cast Iron	100%			LIFE	**	1		
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
Sump Pump(s) Not Accessible	100%							
Sewage Ejector(s) Electric	100%			2032	**	4	\$5,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Adjacent Building Basement</i>								
<i>Explanation : 1 Unit In Adjacent Building Basement</i>								
Backflow Preventer Generic	100%			2032	**	1	\$8,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Adjacent Building Basement</i>								
<i>Explanation : 1 Unit In Adjacent Building Basement</i>								
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To 8th Floor</i>								
<i>Explanation : 2 Units</i>								
Fire Suppression								
Standpipe								
Generic	100%			2027	\$548,900	1-5	\$70,500	
Sprinkler								
No Component Generic	97%			2027	\$38,700	1-2	\$1,100	
Generic	3%							
Fire Pump								
Not Accessible	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 : 13-Sep-2019

DEPT. OF HOMELESS SERVICES - FY 2020

Asset Name : BARBARA KLEIMAN RESIDENCE / BLDG. 1 - MAIN BLDG.
Address : 300 SKILLMAN AVENUE @ KINGSLAND AVE.
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DHS0014.010 / 2588 **Yr Built/Renovated** : 1900 / 2009
Area Sq Ft : 85,000 **Project Type** : HOMELESS SERVICES
Date of Survey : 25-Apr-2016 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,5,6
Block : 2885 **Lot** : 1 **BIN** : 3338304

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$138,700	\$145,700
Interior Architecture	\$1,324,800	\$1,090,800
Electrical	\$403,500	\$831,000
Mechanical	\$53,400	\$585,800
Total	\$1,920,500	\$2,653,300
Importance Code A	\$138,700	\$145,700
Importance Code B	\$1,507,700	\$2,507,500
Importance Code C	\$274,100	
Total	\$1,920,500	\$2,653,300

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$7,900	\$1,900		
Interior Architecture	\$74,500			\$10,200
Electrical	\$10,800	\$32,400	\$7,200	\$6,900
Mechanical	\$36,400	\$45,200	\$16,800	\$16,400
Elevators/Escalators	\$11,800	\$11,800	\$11,800	\$11,800
Total	\$141,400	\$91,300	\$35,800	\$45,400
Importance Code A	\$16,300	\$10,500	\$8,400	\$8,400
Importance Code B	\$85,300	\$80,800	\$27,400	\$37,000
Importance Code C	\$39,800			
Total	\$141,400	\$91,300	\$35,800	\$45,400



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

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

Asset # : 2588

Architecture		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Exterior									
Exterior Walls									
Concrete Masonry Unit	10%			LIFE	**	5	\$9,300		
Masonry: Brick	70%			LIFE	**	5	\$104,100		
Masonry: Limestone	10%			LIFE	**	5	\$11,200		
Metal, Corrugated	7%	Now	\$7,900	2037	**	1			
<i>Deteriorated Finish, Extent : Light, Area Affected : 25%</i>									
<i>Location : South Facade</i>									
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : South Facade</i>									
Slate Panels	3%			LIFE	**	5	\$3,300		
Windows									
Aluminum	100%	Now	\$138,700	2043	**	5	\$15,900		
<i>Ctrwt/Balnc Not Funct, Extent : Light, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
Parapets									
Masonry: Brick	15%			LIFE	**	5	\$1,400		
<i>Recent Repair Evident, Extent : Light, Area Affected : 66%</i>									
<i>Location : Throughout</i>									
Metal Panel	10%			2047	**	5	\$3,700		
Metal Rail	25%			2040	**	5-10	\$43,400		
No Component	50%								
Roof									
Copper/Terne	50%			2067	**	10	\$41,600		
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>									
<i>Location : Throughout 2013</i>									
Modified Bitumen	50%			2037	**	10	\$16,600		
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>									
<i>Location : Throughout 2015</i>									

Interior

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Asset # : 2588

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior Floors								
Cast in Place Concrete	8%	Now	\$5,100	LIFE	**	5	\$20,500	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	10%	Now	\$94,600	2030	\$236,500	5	\$5,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Mosaic Tile	2%	Now	\$146,000	2047	**	5	\$2,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Quarry Tile	5%	Now	\$35,100	2032	**	5	\$4,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Terrazzo	5%	Now	\$56,700	LIFE	**	5	\$4,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : First Floor</i>								
Vinyl Tile	55%	Now	\$114,100	2027	\$570,600	3	\$24,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Vinyl Tile 9" X 9"	15%	0-2	\$40,300	2022	\$201,600	3	\$6,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Ceramic Tile	5%	Now	\$80,400	2036	**	5	\$4,700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Concrete Masonry Unit	10%	Now	\$43,200	LIFE	**	5	\$7,500	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Gypsum Board	30%	Now	\$24,200	LIFE	**	5	\$33,600	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Plaster	10%	Now	\$15,600	LIFE	**	5	\$5,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Boiler Room</i>								
<i>Loose/Delam Surface, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout Boiler Room</i>								
Plaster	35%			LIFE	**	5	\$19,600	
SGFT/Glazed Masonry	10%	Now	\$150,500	LIFE	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Asset # : 2588

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTile,Adhered	25%	Now	\$56,700	2025	\$283,600	5	\$14,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Corridors</i>								
AcousTileSusp.Lay-In	10%	Now	\$29,600	2032	**	5	\$5,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Exposed Concrete	5%	Now	\$39,300	LIFE	**	5	\$900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Gypsum Board	20%	Now	\$74,100	LIFE	**	5	\$29,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Plaster	40%	Now	\$192,200	LIFE	**	5	\$29,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2037	**	5	\$400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 1600 Amperes And One 1200 Amperes Main Disconnect Switch</i>								
Switchgear / Switchboard								
Fused Disc Sw	70%			2037	**	5	\$300	
Molded Case Bkrs	30%			2027	\$38,200	5	\$700	
Raceway								
Conduit	30%			2037	**	1		
Conduit	70%			2027	\$72,300	1		
Panelboards								
Fused Disc Sw	10%			2026	\$9,300	5	\$200	
Molded Case Bkrs	60%			2026	\$56,100	5	\$1,300	
Molded Case Bkrs	30%			2035	**	5	\$700	
Wiring								
Braided Cloth	70%	0-2	\$112,200	2052	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 0%</i>								
<i>Location : Throughout</i>								
Thermoplastic	30%			2037	**	1		
Motor Controllers								
Locally Mounted	100%			2025	\$175,500	5	\$600	

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Asset # : 2588

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,200	
Stand-by Power								
Transfer Switches								
Automatic	100%			2032	**	1	\$26,200	
Generators								
Diesel	100%			2030	\$92,000	1	\$32,900	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Generator Room</i>						
		<i>Explanation : One 300 Kilowatts</i>						
Batteries								
Lead/Acid	100%			2021	\$1,600	5	\$3,100	
Fuel Storage								
Day Tank	50%			2035	**	5	\$7,900	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Generator Room</i>						
		<i>Explanation : One 75 Gallons</i>						
Main Tank	50%			2042	**	5	\$1,300	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Generator Room</i>						
		<i>Explanation : One 275 Gallons</i>						
Lighting								
Interior Lighting								
Fluorescent	80%			2035	**	10	\$62,400	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : T-8 Lamps</i>						
Fluorescent	20%			2022	\$291,300	10	\$15,600	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : T-12 Lamps</i>						
Egress Lighting								
Emergency, Service	20%			2022	\$8,700	1		
Emergency, Service	40%			2035	**	1		
Exit, Service	30%			2027	\$8,900	1		
Exit, Service	10%			2035	**	1		
Exterior Lighting								
HID	100%			2027	\$334,600	10	\$300	
Alarm								
Fire/Smoke Detection								
No Component	80%							
Generic, Digital	20%			2032	**	1-3	\$10,500	

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

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

Asset # : 2588

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2047	**	1		
Conversion Equipment								
Steam Boiler	100%			2040	**	1	\$84,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Power House Next To The Building - Heat Exchanger Converts Hot Water For Heating Devices</i>								
<i>Explanation : 3 Units</i>								
Distribution								
Hot Wtr Piping/Pump	90%			2026	\$116,400	4	\$5,700	
Central Plant Steam Piping/Pmp	10%	Now	\$14,000	2047	**	4	\$400	
<i>Leak Evident, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Terminal Devices								
Air Handler	5%			2032	**	1	\$2,600	
Convactor/Radiator	95%			2032	**	1	\$26,100	
Air Conditioning								
Energy Source								
Electricity	100%			2035	**	1		
Conversion Equipment								
Window/Wall Unit	10%			2022	\$17,300	1		
No Component	90%							
Ventilation								
Distribution								
Ductwork/Diffusers	5%			LIFE	**	2-5	\$2,400	
No Component	95%							
Exhaust Fans								
Roof	5%			2027	\$6,900	2	\$100	
No Component	95%							
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2037	**	1		
Galvanized Steel	20%			2025	\$72,800	1		
Water Heater								
Gas Fired	100%			2025	\$50,600	2	\$1,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Units</i>								
HW Heat Exchanger								
Steam Fired	100%			2037	**	4	\$12,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Units</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		

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

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

Asset # : 2588

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
	Storm Drain Piping							
	Cast Iron	100%			LIFE	**	1	
	Sump Pump(s)							
	Non-Submersible	100%			2027	\$12,700	4	\$1,800
	Fixtures							
	Generic	100%						
Vertical Transport								
	Elevators							
	Geared Traction	100%			LIFE	**		
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement To 6th Floor</i>					
			<i>Explanation : 2 Units - Both Not Working</i>					
Fire Suppression								
	Standpipe							
	Generic	100%			2027	\$345,900	1-5	\$44,400
	Sprinkler							
	No Component	75%						
	Generic	25%			2037	**	1-2	\$6,000
	Fire Pump							
	Generic	100%	Now	\$2,700	2023	\$53,400	1	\$14,300
			<i>Leak Evident, Extent : Moderate, Area Affected : 30%</i>					
			<i>Location : Basement</i>					

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Print Date : 13-Sep-2019

DEPT. OF HOMELESS SERVICES - FY 2020

Asset Name : BARBARA KLEIMAN RESIDENCE / BLDGS. D AND G - LAUNDRY
Address : 300 SKILLMAN AVENUE @ KINGSLAND AVE.
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DHS0014.040 / 2597 **Yr Built/Renovated** : 1937 /
Area Sq Ft : 10,800 **Project Type** : HOMELESS SERVICES
Date of Survey : 26-Apr-2016 **Landmark Status** : NONE
Areas Surveyed : Basement, Floors 1,3
Block : 2885 **Lot** : 1 **BIN** : 3338304

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$276,900	\$59,500
Interior Architecture	\$156,800	\$35,300
Electrical	\$42,500	
Mechanical		\$89,100
Total	\$476,200	\$183,900
Importance Code A	\$276,900	\$59,500
Importance Code B	\$150,900	\$124,400
Importance Code C	\$48,400	
Total	\$476,200	\$183,900

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$10,300	\$400		
Interior Architecture	\$7,000			
Electrical	\$7,900	\$46,300	\$200	\$100
Mechanical	\$1,200	\$10,100	\$1,000	\$1,000
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$30,300	\$60,800	\$5,100	\$5,000
Importance Code A	\$10,300	\$400		
Importance Code B	\$20,000	\$60,400	\$5,100	\$5,000
Importance Code C				
Total	\$30,300	\$60,800	\$5,100	\$5,000



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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPT. OF HOMELESS SERVICES - 071
BARBARA KLEIMAN RESIDENCE / BLDGS. D AND G - LAUNDRY

Asset # : 2597

Architecture		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Concrete Masonry Unit	5%			LIFE	**	5	\$400		
Masonry: Brick	93%	Now	\$84,000	LIFE	**	5	\$13,300		
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>									
<i>Location : Throughout</i>									
Metal Sect. OHD	2%			2032	**	5	\$900		
Windows									
Metal Clad	95%	Now	\$133,400	2052	**	5	\$7,700		
<i>Bent/Warped Elements, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : Throughout</i>									
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 50%</i>									
<i>Location : Throughout</i>									
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Throughout</i>									
Metal Louvers	5%			2030	\$4,000	10	\$800		
Roof									
Built-Up (BUR)	5%	Now	\$10,300	2037	**				
<i>Blisters, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : Over Generator Room</i>									
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : Over Generator Room</i>									
Roll Roofing	95%	Now	\$59,500	2029	\$59,500	5	\$11,500		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 50%</i>									
<i>Location : Throughout</i>									
<i>Split/Cracked, Extent : Moderate, Area Affected : 50%</i>									
<i>Location : Throughout</i>									
<i>Water Penetration, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : Third Floor</i>									
<i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Throughout</i>									
Interior									
Floors									
Cast in Place Concrete	20%	Now	\$7,000	LIFE	**	5	\$7,100		
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>									
<i>Location : Stairs</i>									
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>									
<i>Location : 1st Floor, Throughout, Stairs</i>									
Cast in Place Concrete	80%			LIFE	**	5	\$28,300		

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Estimates are rounded to the nearest hundred dollars.

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

Asset # : 2597

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

Interior

Interior Walls

Concrete Masonry Unit	25%				LIFE	**	5	\$1,600
Masonry: Brick	75%	Now	\$48,400		LIFE	**		

Paint Peeling, Extent : Moderate, Area Affected : 100%

Location : Throughout

Painted Surfaces, Extent : Moderate, Area Affected : 100%

Location : Throughout

Ceilings

Exposed Concrete	100%	Now	\$108,400		LIFE	**	5	\$2,500
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Cracking/Crumbling, Extent : Moderate, Area Affected : 25%

Location : Throughout

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

Location : 3rd Floor

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

Under 600 Volts

Raceway

Conduit	100%				2027	\$3,900	1	
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Panelboards

Molded Case Bkrs	100%				2026	\$7,800	5	\$300
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Enclosure Corroded, Extent : Moderate, Area Affected : 30%

Location : Throughout

Wiring

Braided Cloth	90%	2-4	\$7,700		2052	**	1	
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Insulation Aged, Extent : Moderate, Area Affected : 100%

Location : Throughout The Building

Thermoplastic	10%				2027	\$900	1	
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Motor Controllers

Locally Mounted	100%				2025	\$15,000	5	\$100
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Lighting

Interior Lighting

Fluorescent	95%				2022	\$23,400	10	\$9,400
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Other Observation, Extent : Light, Area Affected : 100%

Location : Throughout The Building

Explanation : T-12 Lamps

Incandescent	5%				2022	\$2,900	2	
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Egress Lighting

Emergency, Battery	50%				2022	\$7,600	10	\$1,300
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Exit, Service	50%				2022	\$1,500	1	
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Exterior Lighting

HID	100%				2022	\$42,500	10	
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Alarm

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

Asset # : 2597

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

Alarm

Fire/Smoke Detection

No Component

80%

Generic, Digital

20%

2032

**

1-3

\$1,300

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

Heating

Distribution

Hot Wtr Piping/Pump

100%

2026

\$16,400

4

\$800

Terminal Devices

Convactor/Radiator

80%

2025

\$45,200

1

\$2,800

Unit Heater - Steam

20%

2022

\$7,500

4

\$300

Plumbing

H/C Water Piping

Galvanized Steel

5%

2025

\$2,300

1

No Component

95%

Sanitary Piping

Cast Iron

5%

LIFE

**

1

No Component

95%

Backflow Preventer

Generic

100%

2027

\$2,700

1

\$700

Vertical Transport

Elevators

Geared Traction

100%

LIFE

**

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

Location : 1st To 3rd Floor

Explanation : 1 Freight Unit

Fire Suppression

Standpipe

Generic

100%

2027

\$43,900

1-5

\$5,700

Sprinkler

Generic

100%

2037

**

1-2

\$3,000

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Print Date : 13-Sep-2019

DEPT. OF HOMELESS SERVICES - FY 2020

Asset Name : BELLEVUE MENS SHELTER
Address : 400 EAST 30 STREET @ FIRST AVE.
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DHS0029.000 / 1955 **Yr Built/Renovated** : 1932 /
Area Sq Ft : 405,952 **Project Type** : HOMELESS SERVICES
Date of Survey : 28-Apr-2016 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,5,7,9
Block : 962 **Lot** : 7501 **BIN** : 1085588

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$15,187,000	\$1,397,200
Interior Architecture	\$5,963,400	\$1,267,900
Electrical	\$4,708,300	\$1,274,100
Mechanical	\$3,954,700	\$10,360,900
Total	\$29,813,400	\$14,300,100
Importance Code A	\$15,187,000	\$1,659,700
Importance Code B	\$13,212,700	\$12,539,800
Importance Code C	\$1,413,700	\$100,600
Total	\$29,813,400	\$14,300,100

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$8,100			
Interior Architecture			\$27,200	\$15,500
Electrical	\$3,000	\$6,100	\$3,100	\$3,500
Mechanical	\$31,300	\$23,500	\$62,100	\$39,100
Elevators/Escalators	\$62,200	\$62,200	\$62,200	\$62,200
Total	\$104,600	\$91,700	\$154,500	\$120,300
Importance Code A	\$8,100	\$900		
Importance Code B	\$96,500	\$90,800	\$154,500	\$120,300
Importance Code C				
Total	\$104,600	\$91,700	\$154,500	\$120,300



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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	10%	Now	\$723,000	LIFE	**	5	\$166,400	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : At Cornices Throughout</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Various Balcony Locations</i>								
<i>Explanation : Broken Terracotta Brackets At Various Balconies Has Exposed The Supporting Steel Causing Rusting</i>								
Masonry: Brick	85%	Now	\$1,138,900	LIFE	**	5	\$181,000	
<i>Efflorescence, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : North And South Facades</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : At Elevator Penthouses</i>								
<i>Staining/Discoloring, Extent : Severe, Area Affected : 20%</i>								
<i>Location : North Facade</i>								
Masonry: Limestone	5%	Now	\$242,600	LIFE	**	5	\$8,000	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Balcony At North Side</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Window Sills</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	80%	Now	\$9,069,400	2052	**	5	\$103,800	
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Hardware Missing, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Steel	20%	Now	\$2,826,700	2052	**	5	\$324,400	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Throughout</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Penthouses</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement And Stair Shafts</i>								

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Parapets								
Cast Stone/Terra Cotta	15%	Now	\$168,900	LIFE	**	5	\$26,800	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Over Ninth Floor</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	75%	Now	\$312,100	LIFE	**	5	\$17,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Penthouses</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : South Facade, North Facade, Penthouses</i>								
Masonry: Limestone	10%	Now	\$113,200	LIFE	**	5	\$2,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Coping</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Roof								
IRMA/Protected Membrane	50%	Now	\$405,700	2037	**			
<i>Drains Clogged, Extent : Light, Area Affected : 2%</i>								
<i>Location : Throughout</i>								
<i>Insul Miss/Displaced, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Modified Bitumen	45%	Now	\$186,500	2027	\$621,500			
<i>Alligatoring, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Drains Clogged, Extent : Light, Area Affected : 50%</i>								
<i>Location : 7th Floor East Roof</i>								
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Single Ply Membrane	5%	Now	\$8,100	2032	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPT. OF HOMELESS SERVICES - 071
BELLEVUE MENS SHELTER
Asset # : 1955

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior Floors								
Cast in Place Concrete	10%	Now	\$269,600	LIFE	**	5	\$136,000	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : Sub-basement - Various Locations</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout Sub-basement</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 80%</i>								
<i>Location : Mechanical Boiler And Corridor Areas Throughout</i>								
<i>Explanation : Steel Utility Covers And Flange Assembly Rusted Throughout In Various Locations Of Sub Basement</i>								
Ceramic Tile	5%	Now	\$188,400	2030	\$628,100	5	\$15,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Showers</i>								
Marble Panels	5%	0-2	\$117,400	LIFE	**	5	\$23,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Quarry Tile	5%	Now	\$372,600	2032	**	5	\$23,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Terrazzo	15%	Now	\$610,200	LIFE	**	5	\$72,900	
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Locations Throughout</i>								
Vinyl Tile	10%	Now	\$551,100	2037	**	3	\$23,300	
<i>Adhesion Failure, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Basement And 9th Floor Corridors</i>								
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Basement And 9th Floor Corridors</i>								
Vinyl Tile	35%			2032	**	3	\$81,600	
Vinyl Tile 9" X 9"	10%	0-2	\$71,400	2022	\$714,000	3	\$23,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Wood	5%	Now	\$106,900	2042	**	5	\$29,100	
<i>Punct/Tear/Impact Damage, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Ceramic Tile	10%	Now	\$362,000	2036	**	5	\$21,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Showers, Toilets Prominent On The 7th Floor And Various Other Locations Throughout</i>								
Granite Panels	5%	0-2	\$87,700	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Marble Panels	5%	0-2	\$87,100	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Plaster	25%	Now	\$876,900	LIFE	**	5	\$31,500	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : 9th Floor</i>								
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : 9th Floor And Stairwells Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : 9th Floor</i>								
Plaster	55%			LIFE	**	5	\$69,200	
Ceilings								
AcousTile,Adhered	10%	Now	\$180,800	2032	**	5	\$31,100	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Basement</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Basement</i>								
AcousTileConcealSpLn	10%			2032	**	5	\$77,700	
AcousTileSusp.Lay-In	5%	Now	\$52,400	2032	**	5	\$15,500	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Basement</i>								
Plaster	75%	Now	\$1,276,100	LIFE	**	5	\$291,400	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 50%</i>								
<i>Location : 9th Floor</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 25%</i>								
<i>Location : 9th Floor; 7th Floor Office 7 W-59 And Dorm 7 E-43</i>								

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

Under 600 Volts

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

Electrical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2047	**	5	\$1,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room Basement</i>								
<i>Explanation : 4000 Ampere Main Service</i>								
Switchgear / Switchboard								
Fused Disc Sw	50%			2047	**	5	\$900	
Fused Disc Sw	20%			2047	**	5	\$300	
Fused Knife Sw	10%	2-4	\$50,900	2057	**	5	\$100	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room Sub-basement</i>								
Molded Case Bkrs	20%			2027		5	\$2,100	
Raceway								
Conduit	80%			2027	\$488,100	1		
Conduit	20%			2047	**	1		
Panelboards								
Fused Disc Sw	10%			2049	**	5	\$900	
Fused Knife Sw	20%	2-4	\$112,200	2052	**	5	\$900	
<i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Fused Toggle Switch	55%	2-4	\$308,500	2052	**	5	\$2,600	
<i>Other Observation, Extent : Moderate, Area Affected : 59%</i>								
<i>Location : Throughout</i>								
<i>Explanation : On Extended Life</i>								
Molded Case Bkrs	15%			2043	**	5	\$1,600	
Wiring								
Braided Cloth	90%	2-4	\$845,900	2052	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	10%			2047	**	1		
Motor Controllers								
Locally Mounted	80%			2025	\$245,900	5	\$2,200	
Locally Mounted	20%			2040	**	5	\$500	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$6,000	
Lighting								

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Interior Lighting Fluorescent	5%			2022	\$347,800	10	\$18,600	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	85%			2032	**	10	\$316,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	10%			2022	\$695,700	10	\$37,200	
<i>Other Observation, Extent : Light, Area Affected : 60%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-12 Lamps</i>								
Egress Lighting								
Emergency, Battery	50%			2022	\$285,400	10	\$49,000	
Exit, Service	20%			2032	**	1		
Exit, Service	30%			2022	\$42,300	1		
Exterior Lighting								
HID	100%			2022	\$1,598,200	10	\$1,200	
Alarm								
Fire/Smoke Detection								
No Component	90%							
Generic, Digital	10%			2027	\$438,300	1-3	\$25,800	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source Utility Steam	100%			2047	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Steam From Con Edison</i>								
Conversion Equipment Pres. Reducing Valve/LP Steam	100%			2030	\$262,500	5	\$24,100	
Distribution Central Plant Steam Piping/Pmp	100%	Now	\$670,800	2027	\$6,708,400	4	\$20,000	
<i>Corroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Sub-basement</i>								
Terminal Devices Air Handler	20%	Now	\$1,114,700	2037	**	1	\$45,200	
<i>Not in Service, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Sub-basement</i>								
Convactor/Radiator	80%			2025	\$1,697,600	1	\$104,900	

Air Conditioning

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning								
Energy Source								
	Electricity	100%			2035	**	1	
Conversion Equipment								
	Window/Wall Unit	10%			2022	\$82,600	1	
	No Component	90%						
Ventilation								
Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$226,400
Exhaust Fans								
	Interior	100%	Now	\$70,500	2022	\$1,410,200	2	\$9,900
<i>Broken, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Plumbing								
H/C Water Piping								
	Brass/Copper	15%			2037	**	1	
	Galvanized Steel	85%	Now	\$295,700	2025	\$1,478,300	1	
<i>Corroded, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Sub-basement</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Roof</i>								
<i>Explanation : House Tanks In Poor Condition</i>								
HW Heat Exchanger								
	Steam Fired	100%			2057	**	4	\$60,200
Sanitary Piping								
	Cast Iron	100%	Now	\$145,000	LIFE	**	1	
<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Sub-basement</i>								
Storm Drain Piping								
	Cast Iron	100%	Now	\$82,600	LIFE	**	1	
<i>Blockage /Clogged, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Various Roof Drains</i>								
Sump Pump(s)								
	Non-Submersible	100%			2027	\$60,400	4	\$8,600
Sewage Ejector(s)								
	Electric	100%			2032	**	4	\$16,200
Fixtures								
	Generic	100%						
<i>Obsolete Fixtures, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Vertical Transport								
Elevators								
	Geared Traction	100%			LIFE	**		
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : 2 Units From Sub-basement To 7th Floor, 5 Units From Ground To 9th Floor</i>								
<i>Explanation : 7 Units, 4 Units Not In Service; Not In Service Units Are Beyond Repair</i>								
Fire Suppression								

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Fire Suppression	Standpipe							
	Generic	100%	Now	\$82,600	2037	**	1-5	\$144,000
<i>Corroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Sub-basement</i>								
Sprinkler	No Component	95%						
	Generic	5%			2037	**	1-2	\$5,700
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Sub-basement</i>								
<i>Explanation : Limited Coverage</i>								

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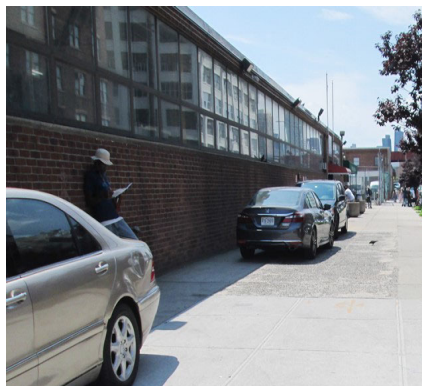
Print Date : 13-Sep-2019

DEPT. OF HOMELESS SERVICES - FY 2020

Asset Name : BORDEN AVENUE VETERANS RESIDENCE
Address : 21-10 BORDEN AVENUE
Borough : QUEENS **Agency's Number** : N/A
Program / Asset # : DHS0042.000 / 1941 **Yr Built/Renovated** : 1963 / 2010
Area Sq Ft : 75,000 **Project Type** : HOMELESS SERVICES
Date of Survey : 22-Jun-2017 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 68 **Lot** : 2 **BIN** : 4000526

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$1,541,900	\$70,400
Interior Architecture	\$477,600	\$302,800
Electrical	\$154,400	\$1,021,300
Mechanical	\$156,300	\$2,088,000
Total	\$2,330,200	\$3,482,400
Importance Code A	\$1,541,900	\$70,400
Importance Code B	\$536,600	\$3,368,600
Importance Code C	\$251,800	\$43,500
Total	\$2,330,200	\$3,482,400

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture			\$7,300	
Interior Architecture	\$13,600		\$5,100	\$3,200
Electrical	\$33,300	\$5,500	\$57,600	\$5,000
Mechanical	\$51,600	\$10,700	\$14,500	\$14,900
Site Enclosure	\$19,500			
Site Pavements	\$1,700			
Total	\$119,700	\$16,200	\$84,400	\$23,100
Importance Code A	\$25,400	\$3,700	\$11,000	\$3,700
Importance Code B	\$71,500	\$12,500	\$73,400	\$19,400
Importance Code C	\$22,800			
Total	\$119,700	\$16,200	\$84,400	\$23,100



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DEPT. OF HOMELESS SERVICES - 071
BORDEN AVENUE VETERANS RESIDENCE

Asset # : 1941

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	90%	Now	\$664,200	LIFE	**	5	\$70,400	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : East Facade</i>								
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 10%</i>								
<i>Location : East Facade</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : East Facade, Blue Section</i>								
Metal Panel	5%			2048	**	5-10	\$26,900	
Pre-Cast Concrete	5%	Now	\$40,400	LIFE	**	5	\$12,700	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Window Sills</i>								
<i>Open Joints, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Window Sills</i>								
Windows								
Aluminum	85%	Now	\$32,900	2036	**	5	\$7,500	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 1%</i>								
<i>Location : Throughout, Coverd In Plywood</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Aluminum	15%	Now	\$116,100	2053	**	5	\$1,300	1
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 35%</i>								
<i>Location : Clearstories</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Clearstories</i>								
Roof								
Modified Bitumen	100%	Now	\$688,300	2033	**			
<i>Blisters, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Ponding, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Around Roof Drains</i>								
<i>Water Penetration, Extent : Light, Area Affected : 20%</i>								
<i>Location : Flashing At Clearstories</i>								
Soffits								
Stucco Cement	100%			2033	**	5		
Interior								
Floors								
Cast in Place Concrete	70%			LIFE	**	5	\$156,000	
Ceramic Tile	5%	2-4	\$10,300	2031	**	5	\$2,500	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout Bathrooms</i>								
Vinyl Tile	25%	Now	\$225,800	2038	**	3	\$9,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								

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DEPT. OF HOMELESS SERVICES - 071
BORDEN AVENUE VETERANS RESIDENCE
Asset # : 1941

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Cast in Place Concrete	2%			LIFE	**			
Ceramic Tile	5%			2031	**	5	\$6,600	
Concrete Masonry Unit	83%	0-2	\$251,800	LIFE	**	5	\$43,500	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Library, White Section And Facility Director Office</i>								
Gypsum Board	10%			LIFE	**	5	\$7,900	
Ceilings								
AcousTileSusp.Lay-In	10%			2033	**	5	\$10,100	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Kitchen</i>								
Exposed Struc: Steel	75%			LIFE	**			
Fiber Board	15%			2028			\$103,200	
Site Enclosure								
Fence/Gates								
Chain Link	100%	Now	\$19,500	2038	**			
<i>Impact Damage, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Parking Lot</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2041	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 2%</i>								
<i>Location : Throughout</i>								
Parking/Driveway								
Asphalt	100%			2037	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Activity Yard								
Asphalt	75%	4+	\$1,700	2031	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Basket Ball Court</i>								
Cast in Place Concrete	25%			2041	**			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%	4+	\$21,700	2058	**	5	\$200	
<i>On Extended Life, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two 1200 Ampere Main Disconnect Switches</i>								

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

**DEPT. OF HOMELESS SERVICES - 071
BORDEN AVENUE VETERANS RESIDENCE**

Asset # : 1941

Electrical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Switchgear / Switchboard								
Fused Knife Sw	84%	2-4	\$107,000	2058	**	5	\$100	
			<i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Electrical Room</i>					
			<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Electrical Room</i>					
Fused Knife Sw	16%			2028	\$20,400	5	\$100	
Raceway								
Conduit	95%			2038	**	1		
Conduit	5%			2048	**	1		
Panelboards								
Fused Disc Sw	10%			2027	\$7,000	5	\$200	
Molded Case Bkrs	10%	2-4	\$7,000	2053	**	5	\$100	
			<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : 1st Floor Electrical Closet</i>					
Molded Case Bkrs	10%			2027	\$7,000	5	\$200	
Molded Case Bkrs	70%			2044	**	5	\$1,400	
Wiring								
Thermoplastic	90%			2038	**	1		
Thermoplastic	10%			2048	**	1		
Motor Controllers								
Locally Mounted	100%			2026	\$156,000	5	\$500	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,100	
Lighting								
Interior Lighting								
Fluorescent	13%			2033	**	10	\$8,900	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Offices</i>					
			<i>Explanation : T-8 Lamps</i>					
Fluorescent	5%			2028	\$64,300	10	\$3,400	
			<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
Incandescent	2%			2023	\$25,700	2		
LED	80%			2036	**			
Egress Lighting								
Emergency, Battery	45%			2023	\$47,500	10	\$8,100	
Emergency, Battery	5%			2036	**	10	\$900	
Exit, Service	40%			2023	\$10,400	1		
Exit, Service	10%			2036	**	1		
Exterior Lighting								
HID	30%			2028	\$88,600	10	\$100	
No Component	70%							

Alarm

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

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**DEPT. OF HOMELESS SERVICES - 071
BORDEN AVENUE VETERANS RESIDENCE**

Asset # : 1941

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

Alarm

Security System

No Component

50%

Generic

50%

2028

\$118,300

1

\$14,000

Fire/Smoke Detection

No Component

30%

Generic, Analog

70%

2028

\$566,800

1-3

\$32,400

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

Heating

Energy Source

Natural Gas

100%

2048

**

1

Other Observation, Extent : Light, Area Affected : 5%

Location : Spinkler Service Room

Explanation : With Gas Booster Pump

Conversion Equipment

Hot Water Boiler

100%

2033

**

1

\$37,100

Recent Repair Evident, Extent : Light, Area Affected : 100%

Location : Boiler Room

Distribution

Hot Wtr Piping/Pump

100%

2036

**

4

\$3,700

Terminal Devices

Air Handler

50%

2028

\$514,900

1

\$23,200

Convactor/Radiator

50%

2033

**

1

\$12,100

Air Conditioning

Energy Source

Electricity

100%

2036

**

1

Conversion Equipment

Split Unit

10% Now

\$15,600

2023

\$156,300

Malfunctioning, Extent : Moderate, Area Affected : 33%

Location : Roof, The Condensing Unit For 2 Of 18 Split Units Have Multiple Mechanical And Or Electrical Deficiencies

Split Unit

90%

2028

\$1,406,900

Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

**

2-5

\$41,800

Exhaust Fans

Roof

100%

2028

\$121,600

2

\$2,300

Plumbing

H/C Water Piping

Brass/Copper

100% Now

\$27,300

2038

**

1

Damaged, Extent : Moderate, Area Affected : 100%

Location : Boiler Room, Defective Domestic Hot Water Mixing Valve

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

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**DEPT. OF HOMELESS SERVICES - 071
BORDEN AVENUE VETERANS RESIDENCE**

Asset # : 1941

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Water Heater Gas Fired	100%			2026	\$44,700	2	\$1,100	
			<i>Recent Installation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Kitchen</i>					
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Kitchen</i>					
			<i>Explanation : 2-250 Gallon For Kitchen</i>					
HW Heat Exchanger HTHW/HW	100%			2038	**			
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Boiler Room</i>					
			<i>Explanation : 2-350 Gallon Tanks</i>					
Sanitary Piping Cast Iron	100%			LIFE	**	1		
			<i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Underground</i>					
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Side Yard</i>					
			<i>Explanation : Storm Detention Basin For Roof Runoff</i>					
Sump Pump(s) Non-Submersible	100%			2028	\$11,200	4	\$1,600	
Sewage Ejector(s) Electric	100%			2028	\$21,100	4	\$3,000	
Fixtures Generic	100%							
Fire Suppression								
Sprinkler Generic	100%			2038	**	1-2	\$21,000	
Chemical System No Component Generic	98% 2%			2026	\$500	1-3	\$100	
			<i>Other Observation, Extent : Light, Area Affected : 2%</i>					
			<i>Location : Kitchen</i>					
			<i>Explanation : For Hoods</i>					

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

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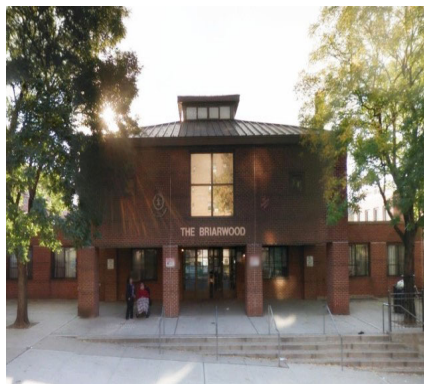
Print Date : 13-Sep-2019

DEPT. OF HOMELESS SERVICES - FY 2020

Asset Name : BRIARWOOD FAMILY RESIDENCE
Address : 80-20 134TH STREET
Borough : QUEENS **Agency's Number** : N/A
Program / Asset # : DHS0063.000 / 3012 **Yr Built/Renovated** : 1992 /
Area Sq Ft : 69,163 **Project Type** : HOMELESS SERVICES
Date of Survey : 02-Nov-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3
Block : 9662 **Lot** : 20 **BIN** : 4314908

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$96,800	\$716,300
Interior Architecture		\$967,500
Electrical		\$223,600
Mechanical	\$98,500	\$256,300
Total	\$195,300	\$2,163,700
Importance Code A	\$96,800	\$716,300
Importance Code B	\$98,500	\$1,383,800
Importance Code C		\$63,600
Total	\$195,300	\$2,163,700

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$10,800			\$900
Interior Architecture		\$3,500	\$16,200	
Electrical	\$4,700	\$6,200	\$4,700	\$17,500
Mechanical	\$18,000	\$7,400	\$15,200	\$7,400
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$37,400	\$21,000	\$40,000	\$29,700
Importance Code A	\$14,200	\$3,400	\$3,400	\$4,400
Importance Code B	\$23,200	\$14,100	\$36,500	\$25,200
Importance Code C		\$3,500		
Total	\$37,400	\$21,000	\$40,000	\$29,700



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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$34,700	
Masonry: Brick	95%	Now	\$53,100	LIFE	**	5	\$84,400	
<i>Expansion Jnt Failure, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Horizontal Cracks, Extent : Light, Area Affected : 2%</i>								
<i>Location : Window Sills</i>								
<i>Staining/Discoloring, Extent : Light, Area Affected : 5%</i>								
<i>Location : Below Gutter Leaks</i>								
Windows								
Aluminum	100%			2045	**	5	\$19,300	
Parapets								
Metal Panel	10%			2049	**	5	\$1,700	
Metal Rail	90%			2042	**	5-10	\$72,100	
Roof								
Metal Panel	35%	2-4	\$5,300	2042	**			
<i>Gut/DS Non Func/Miss, Extent : Light, Area Affected : 5%</i>								
<i>Location : Gutter Leaks</i>								
<i>Water Penetration, Extent : Light, Area Affected : 2%</i>								
<i>Location : Rear Entrance</i>								
Modified Bitumen	65%			2029		10	\$41,700	
<i>Blisters, Extent : Light, Area Affected : 2%</i>								
<i>Location : Throughout</i>								
<i>Patching Evident, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Soffits								
Cast in Place Concrete	50%			LIFE	**	5	\$9,100	
Stucco Cement	50%	2-4	\$5,500	2042	**	5	\$2,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Rear Entrance</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Rear Entrance</i>								
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$11,300	
Ceramic Tile	10%			2038	**	5	\$10,400	
<i>Worn/Eroded, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	85%			2029		3	\$33,000	
<i>Worn/Eroded, Extent : Light, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Cast in Place Concrete	5%			LIFE	**			
Ceramic Tile	5%			2032	**	5	\$7,100	
Concrete Masonry Unit	15%			LIFE	**	5	\$8,500	
Gypsum Board	75%			LIFE	**	5	\$63,600	

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
Exposed Concrete	5%			LIFE	**	5	\$800	
Gypsum Board	95%			LIFE	**	5	\$124,000	
Site Enclosure								
Fence/Gates								
Chain Link	85%			2055	**			
Iron Picket	15%			2049	**			
<i>Deteriorated Finish, Extent : Light, Area Affected : 10%</i>								
<i>Location : West Side</i>								
Retaining Walls								
Cast in Place Concrete	100%			2064	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2042	**			
On-Site Walkways								
Cast in Place Concrete	100%			2042	**			
Parking/Driveway								
Asphalt	100%			2038	**			
Activity Yard								
Asphalt	20%			2038	**			
Cast in Place Concrete	40%			2042	**			
Pavers/Stone	20%			2038	**			
Rubber Matting	20%			2034	**			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2049	**	5	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 1- 1200, 2- 800 Amperes Main Disconnect Switch</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2049	**	5	\$300	
Raceway								
Conduit	100%			2049	**	1		
Panelboards								
Fused Disc Sw	5%			2045	**	5	\$100	
Molded Case Bkrs	95%			2045	**	5	\$1,700	
Wiring								
Thermoplastic	100%			2049	**	1		
Motor Controllers								
Locally Mounted	100%			2042	**	5	\$500	

Ground

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ground								
Grounding Devices Generic	100%			LIFE	**	5	\$1,000	
Lighting								
Interior Lighting Fluorescent	5%			2034	**	10	\$3,200	
			<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100% Location : Throughout The Building</i>					
Fluorescent	95%			2037	**	10	\$60,300	
			<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100% Location : Throughout Building.</i>					
Egress Lighting								
Emergency, Battery Exit, Service	50%			2034	**	10	\$8,300	
	50%			2034	**	1		
Exterior Lighting								
HID	40%			2029	\$108,900	10	\$100	
			<i>Other Observation, Extent : Light, Area Affected : 100% Location : Building Back Exterior Wall. Explanation : Fixtures Are Mounted On The Building Walls.</i>					
HID	20%			2029	\$54,500	10		
			<i>Other Observation, Extent : Light, Area Affected : 100% Location : Within Yard Area. Explanation : HID Pole Mounted Fixtures Are Installed In The Yard Area.</i>					
No Component	40%							
Lightning Protection								
Arresters/Cabling Generic	100%			2044	**	5	\$2,000	
Alarm								
Security System No Component Generic	70%							
	30%			2034	**	1	\$7,800	
			<i>Other Observation, Extent : Light, Area Affected : 100% Location : Building Interior. Explanation : CCTV System In Building Interior.</i>					
Fire/Smoke Detection								
Generic, Digital	100%			2034	**	1-3	\$42,600	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source Natural Gas	100%			2039	**	1		

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Conversion Equipment Hot Water Boiler	100%			2046	**	1	\$34,200	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 2 Units</i>								
Distribution Hot Wtr Piping/Pump	100%			2037	**	4	\$5,100	
Terminal Devices Convactor/Radiator	100%			2034	**	1	\$22,300	
Air Conditioning								
Energy Source Electricity	100%			2037	**	1		
Conversion Equipment Split Unit	10%	Now	\$7,200	2029			\$144,200	
<i>Broken, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Roof</i>								
Window/Wall Unit No Component	70%			2024			\$98,500	1
	20%							
Ventilation								
Distribution Ductwork/Diffusers No Component	50%			LIFE	**	2-5	\$19,300	
Exhaust Fans Roof	100%			2029		2	\$2,100	
Plumbing								
H/C Water Piping Galvanized Steel	100%			2034	**	1		
HW Heat Exchanger Steam Fired	100%			2055	**	4	\$6,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : Hot Water Coils In Boiler</i>								
Sanitary Piping Cast Iron	100%			LIFE	**	1		
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
Backflow Preventer Generic	100%			2034	**	1	\$4,200	
Fixtures Generic	100%							
Vertical Transport								

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

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

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

Print Date : 13-Sep-2019

DEPT. OF HOMELESS SERVICES - FY 2020

Asset Name : BROWNSVILLE WOMENS CENTER
Address : 357 SARATOGA AVENUE @ST. MARKS AVENUE
Borough : BROOKLYN **Agency's Number** : JK03
Program / Asset # : DHS0082.000 / 4454 **Yr Built/Renovated** : 1904 / 2006
Area Sq Ft : 13,400 **Project Type** : HOMELESS SERVICES
Date of Survey : 12-Jun-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 1453 **Lot** : 1 **BIN** : 3039075

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Interior Architecture	\$44,200	
Electrical		\$54,900
Mechanical		\$100,900
Total	\$44,200	\$155,700
Importance Code A		\$100,900
Importance Code B	\$44,200	\$54,900
Total	\$44,200	\$155,700

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$46,600		\$15,200	
Interior Architecture	\$35,300		\$700	\$2,100
Electrical	\$27,900	\$300	\$500	\$400
Mechanical	\$2,700	\$2,000	\$1,700	\$1,700
Total	\$112,500	\$2,300	\$18,100	\$4,200
Importance Code A	\$47,200	\$700	\$15,900	\$700
Importance Code B	\$37,100	\$1,700	\$2,200	\$3,500
Importance Code C	\$28,100			
Total	\$112,500	\$2,300	\$18,100	\$4,200



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPT. OF HOMELESS SERVICES - 071
BROWNSVILLE WOMENS CENTER
Asset # : 4454

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	25%	Now	\$25,500	LIFE	**	5	\$4,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Spalling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Areaways At North Facade</i>								
<i>Worn/Eroded, Extent : Light, Area Affected : 25%</i>								
<i>Location : Areaways At North Facade</i>								
Stucco Cement	75%			2043	**	5	\$30,500	
Windows								
Aluminum	100%	Now	\$12,700	2046	**	5	\$2,900	
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Directors Office</i>								
Parapets								
Metal Panel	10%			2060	**	5	\$1,500	
Stucco Cement	90%			2050	**	5	\$9,200	
Roof								
Modified Bitumen	95%			2035	**	10	\$20,400	
Skylight, Metal/Glass	5%	Now	\$8,300	2050	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 2%</i>								
<i>Location : Skylight</i>								
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$4,300	
Ceramic Tile	5%	0-2	\$2,000	2039	**	5	\$500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Bathrooms</i>								
Quarry Tile	5%			2043	**	5	\$1,500	
Vinyl Tile	85%	Now	\$44,200	2035	**	3	\$6,200	
<i>Adhesion Failure, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Uneven Substrate, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Ceramic Tile	5%	Now	\$2,100	2039	**	5	\$700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Concrete Masonry Unit	5%			LIFE	**	5	\$1,200	
Gypsum Board	70%			LIFE	**	5-10	\$35,500	
Masonry: Fieldstone	20%			LIFE	**	10	\$2,400	

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTileSusp.Lay-In	25%			2035	**	5	\$4,900	
Gypsum Board	75%	Now	\$3,100	LIFE	**	5	\$18,400	
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Second Floor</i>								
Site Enclosure								
Fence/Gates								
Chain Link	100%			2050	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2035	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
On-Site Walkways								
Cast in Place Concrete	100%			2035	**			
Parking/Driveway								
Asphalt	100%			2039	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2040	**	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated At 400 Amperes</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2040	**	5	\$400	
Raceway								
Conduit	100%			2040	**	1		
Panelboards								
Fused Disc Sw	5%			2038	**	5		
Molded Case Bkrs	95%			2038	**	5	\$300	
Wiring								
Thermoplastic	100%			2040	**	1		
Motor Controllers								
Locally Mounted	100%			2035	**	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$400	
Lighting								

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Interior Lighting								
Fluorescent	5%			2030	\$11,500	10	\$600	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : T-12 Lamps Type Fixtures.</i>						
Fluorescent	90%			2035	**	10	\$11,100	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : 1st Floor</i>						
		<i>Explanation : T-8 Lamps</i>						
Incandescent	5%	2-4	\$11,500	2040	**	2		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : Obsolete Incandescent Fixtures.</i>						
Egress Lighting								
Emergency, Battery	50%			2030	\$9,400	10	\$1,600	
Exit, Service	50%			2030	\$2,300	1		
Exterior Lighting								
HID	30%	Now	\$15,800	2040	**			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Building Exterior</i>						
		<i>Explanation : Fixtures Are Old And Do Not Operate.</i>						
No Component	70%							
Alarm								
Security System								
No Component	80%							
Generic	20%			2030	\$8,500	1	\$1,000	
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2025	\$43,400	1-3	\$2,600	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Building Interior</i>						
		<i>Explanation : Fire Alarm System Is Obsolete System.</i>						
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2040	**	1		
Conversion Equipment								
Hot Water Boiler	100%			2028	\$100,900	1	\$6,600	
		<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Boiler Room</i>						
		<i>Explanation : 1 Unit At 310,000 BTU / HR</i>						

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Distribution								
Hot Wtr Piping/Pump	100%			2038	**	4	\$1,000	
Terminal Devices								
Convactor/Radiator	100%			2035	**	1	\$4,300	
Air Conditioning								
Energy Source								
Electricity	100%			2038	**	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	20%			2038	**	2	\$200	
		<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
Window/Wall Unit	20%			2025	\$5,500	1		
No Component	60%							
Ventilation								
Distribution								
Ductwork/Diffusers	30%			LIFE	**	2-5	\$3,500	
No Component	70%							
Exhaust Fans								
Roof	20%			2038	**	2	\$100	
No Component	80%							
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2035	**	1		
Water Heater								
Gas Fired	100%			2028	\$8,000	2	\$200	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : 2 Units. One General Purpose 200 Gallon Storage And One 75 Gallon Storage For Kitchen.</i>						
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Fixtures								
Generic	100%							
		<i>Obsolete Fixtures, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
Fire Suppression								
Sprinkler								
Generic	100%			2040	**	1-2	\$3,800	
Chemical System								
No Component	98%							
Generic	2%			2025	\$500	1-3	\$100	

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Print Date : 13-Sep-2019

DEPT. OF HOMELESS SERVICES - FY 2020

Asset Name : BUSHWICK FAMILY RESIDENCE
Address : 1675 BROADWAY @ SCHAEFER ST.
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DHS0055.000 / 53 **Yr Built/Renovated** : 1990 / 2001
Area Sq Ft : 64,857 **Project Type** : HOMELESS SERVICES
Date of Survey : 23-Jun-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1
Block : 3426 **Lot** : 5 **BIN** : 3319581

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$383,800	\$769,800
Interior Architecture		\$55,100
Electrical	\$144,800	\$1,053,400
Mechanical	\$137,500	\$45,100
Total	\$666,200	\$1,923,400
Importance Code A	\$383,800	\$769,800
Importance Code B	\$282,400	\$1,098,500
Importance Code C		\$55,100
Total	\$666,200	\$1,923,400

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$37,700		\$400	\$2,400
Interior Architecture	\$18,500	\$3,500		\$11,000
Electrical	\$5,200	\$5,600	\$4,900	\$4,400
Mechanical	\$50,300	\$8,500	\$42,700	\$10,500
Site Enclosure	\$500			
Site Pavements	\$5,000			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$121,100	\$21,600	\$51,900	\$32,200
Importance Code A	\$50,400	\$3,200	\$3,800	\$5,600
Importance Code B	\$65,200	\$14,800	\$48,100	\$26,600
Importance Code C	\$5,500	\$3,500		
Total	\$121,100	\$21,600	\$51,900	\$32,200



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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	100%			LIFE	**	5	\$88,800	
Windows								
Aluminum	75%	2-4	\$315,700	2044	**	5	\$7,200	
<i>Air Infiltration, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout Apartment Windows</i>								
<i>Hardware Missing, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout Apartment Windows</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout Apartment Windows</i>								
Aluminum	25%			2044	**	5	\$4,800	
Parapets								
Masonry: Brick	50%			LIFE	**	5	\$2,200	
Metal Panel	5%			2048	**	5	\$900	
Metal: Cage/Fence	45%	2-4	\$8,300	2033	**	5	\$6,400	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Roof								
Metal Panel	25%			2041	**	10	\$29,400	
Modified Bitumen	75%	4+	\$68,100	2028	\$681,000			
<i>Drains Clogged, Extent : Light, Area Affected : 10%</i>								
<i>Location : Lower One Story Roof</i>								
<i>Patching Evident, Extent : Light, Area Affected : 15%</i>								
<i>Location : Main Roof</i>								
<i>Ponding, Extent : Light, Area Affected : 10%</i>								
<i>Location : Main Roof</i>								
Interior								
Floors								
Cast in Place Concrete	10%	Now	\$2,200	LIFE	**	5	\$22,600	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 2%</i>								
<i>Location : Plumbing Room In Basement</i>								
Ceramic Tile	5%	Now	\$5,200	2031	**	5	\$2,600	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 5%</i>								
<i>Location : Bathrooms Throughout</i>								
Vinyl Tile	85%			2033	**	3	\$44,000	
Interior Walls								
Cast in Place Concrete	10%			LIFE	**			
Ceramic Tile	5%			2037	**	5	\$7,100	
Concrete Masonry Unit	15%			LIFE	**	5	\$8,500	
Glass: Single Pane	5%			LIFE	**	5	\$5,300	
Gypsum Board	65%			LIFE	**	5	\$55,100	
Ceilings								
Exposed Concrete	75%			LIFE	**	5	\$12,200	
Gypsum Board	25%			LIFE	**	5	\$32,600	

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Site Enclosure								
Fence/Gates								
Chain Link	60%			2048		**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Building Perimeter</i>								
<i>Explanation : Steel Mesh Style Fence</i>								
Iron Picket	40%	4+	\$500	2063		**		
<i>Broken/Missing Elements, Extent : Light, Area Affected : 5%</i>								
<i>Location : Central Play Yard</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2033		**		
On-Site Walkways								
Asphalt	25%	4+	\$300	2031		**		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Garden Walk Area</i>								
Cast in Place Concrete	75%			2041		**		
Parking/Driveway								
Asphalt	100%	4+	\$4,700	2031		**		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 15%</i>								
<i>Location : Parking Lot Area</i>								
<i>Ponding, Extent : Light, Area Affected : 15%</i>								
<i>Location : Parking Lot Area</i>								
Activity Yard								
Rubber Matting	100%			2033		**		

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2038		**	5	\$300
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 1,200 Amperes</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2038		**	5	\$300
Raceway								
Conduit	100%			2038		**	1	
Panelboards								
Molded Case Bkrs	100%			2036		**	5	\$1,700
Wiring								
Thermoplastic	100%			2038		**	1	
Motor Controllers								
Locally Mounted	100%			2033		**	5	\$400

Ground

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ground								
Grounding Devices Not Accessible	100%							
Lighting								
Interior Lighting LED	100%			2033	**			
Egress Lighting Emergency, Battery	40%			2028	\$36,500	10	\$6,300	
Exit, Service	60%			2028	\$13,500	1		
Exterior Lighting HID	100%			2028	\$255,300	10	\$200	
Lightning Protection Arresters/Cabling								
Generic	100%	Now	\$144,800	2068	**	5	\$1,000	
<i>Other Observation, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Roof</i>								
<i>Explanation : A Lightning Rod Is Disconnected From Equipment And Is Laying On Floor.</i>								
Alarm								
Security System No Component Generic	70%			2028	\$61,400	1	\$7,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : CCTV Surveillance Camera System</i>								
Fire/Smoke Detection Generic, Analog	100%			2028	\$700,200	1-3	\$40,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Alarm Bells, Manual Pull Station And Smoke Detectors</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source Natural Gas	100%			2048	**	1		
Conversion Equipment Hot Water Boiler	45%	Now	\$11,000	2033	**	1	\$13,000	
<i>Leak Evident, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Units</i>								
Hot Water Boiler	55%			2041	**	1	\$17,600	

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Distribution								
Hot Wtr Piping/Pump	100%	Now	\$4,900	2036	**	4	\$3,200	
<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Hot Water Return Line</i>								
Terminal Devices								
Air Handler	20%	Now	\$53,400	2033	**	1	\$7,200	
<i>Not in Service, Extent : Severe, Area Affected : 75%</i>								
<i>Location : Roof</i>								
Convactor/Radiator	80%			2033	**	1	\$16,800	
Air Conditioning								
Energy Source								
Electricity	100%			2044	**	1		
Conversion Equipment								
Window/Wall Unit	25%			2023	\$33,000	1		
No Component	75%							
Ventilation								
Distribution								
Ductwork/Diffusers	40%			LIFE	**	2-5	\$14,500	
No Component	60%							
Exhaust Fans								
Interior								
	20%	Now	\$4,500	2028	\$45,100	2	\$300	
<i>Abandoned in Place, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Basement</i>								
Roof								
	80%	Now	\$16,800	2023	\$84,100	2	\$1,300	
<i>Broken, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Roof</i>								
<i>Malfunctioning, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Roof</i>								
<i>Noisy/Vibrating, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Roof</i>								
Plumbing								
H/C Water Piping								
Brass/Copper								
	85%	2-4	\$8,000	2048	**	1		
<i>Corroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Booster Pump</i>								
Galvanized Steel	15%			2041	**	1		
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2028	\$9,700	4	\$1,400	
Sewage Ejector(s)								
Electric	100%			2028	\$18,200	4	\$2,600	
Backflow Preventer								
Generic	100%			2033	**	1	\$4,000	

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE		**		
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement To 2nd Floor</i>					
			<i>Explanation : One Unit</i>					
Fire Suppression								
Sprinkler								
Generic	100%			2038		**	1-2	\$18,200

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Print Date : 13-Sep-2019

DEPT. OF HOMELESS SERVICES - FY 2020

Asset Name : CHARLES GAY SHELTER / CLARK THOMAS BUILDING
Address : 121 HELL GATE CIRCLE WARDS ISLAND
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 : 26-Jun-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 1819 **Lot** : 10 **BIN** : 1088074

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$215,300	\$966,400
Interior Architecture	\$86,700	\$322,000
Electrical	\$52,600	\$540,900
Mechanical	\$46,800	\$123,300
Site Pavements	\$63,600	
Total	\$465,000	\$1,952,600
Importance Code A	\$215,300	\$966,400
Importance Code B	\$186,100	\$986,200
Importance Code C	\$63,600	
Total	\$465,000	\$1,952,600

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$15,600		\$9,100	\$5,500
Interior Architecture	\$18,800	\$4,700		\$2,800
Electrical	\$22,500	\$8,500	\$8,400	\$6,100
Mechanical	\$12,700	\$14,400	\$38,500	\$11,400
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$73,500	\$31,500	\$59,900	\$29,800
Importance Code A	\$21,400	\$5,900	\$15,100	\$11,400
Importance Code B	\$52,100	\$23,100	\$44,800	\$18,400
Importance Code C		\$2,500		
Total	\$73,500	\$31,500	\$59,900	\$29,800



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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPT. OF HOMELESS SERVICES - 071
CHARLES GAY SHELTER / CLARK THOMAS BUILDING

Asset # : 3014

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	10%			LIFE	**	5	\$24,400	
Masonry: Brick	80%	2-4	\$122,600	LIFE	**	5	\$39,000	
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Flashing Line At Third Floor</i>								
Metal Panel	10%			2048	**	5-10	\$33,500	
Windows								
Aluminum	100%			2044	**	5	\$11,000	
Parapets								
Masonry: Brick	10%			LIFE	**	5	\$200	
Metal Panel	10%	Now	\$2,400	2048	**	5	\$300	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Coping</i>								
Metal Rail	80%			2041	**	5-10	\$21,700	
Roof								
Modified Bitumen	100%	Now	\$92,700	2028			\$927,400	
<i>Blisters, Extent : Severe, Area Affected : 10%</i>								
<i>Location : First Floor Roof</i>								
<i>Insul Deter/Miss, Extent : Severe, Area Affected : 10%</i>								
<i>Location : First Floor Roof</i>								
<i>Ponding, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : First Floor Roof</i>								
<i>Vegetation Growth, Extent : Severe, Area Affected : 10%</i>								
<i>Location : First Floor Roof</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : First Floor Roof</i>								
Soffits								
Cast in Place Concrete	75%			LIFE	**	5		
Glass: Special Gauge	25%			LIFE	**	1		
Interior								
Floors								
Cast in Place Concrete	65%	0-2	\$12,500	LIFE	**	5	\$125,900	
<i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : First Floor Dorm</i>								
Ceramic Tile	5%			2037	**	5	\$4,400	
Quarry Tile	5%			2041	**	5	\$6,600	
Vinyl Tile	25%	4+	\$39,200	2028		3	\$196,100	\$8,300
<i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Ceramic Tile	5%			2037	**	5	\$5,000	
Concrete Masonry Unit	75%			LIFE	**	5	\$30,100	
Gypsum Board	20%			LIFE	**	5	\$12,000	

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

Asset # : 3014

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTileSusp.Lay-In	20%	Now	\$3,000	2033	**	5	\$8,900	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Office Space</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Office</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Office</i>								
Exposed Concrete	80%	4+	\$47,500	LIFE	**	5	\$11,100	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Corridor</i>								
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2063	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2041	**			
On-Site Walkways								
Cast in Place Concrete	100%			2041	**			
Parking/Driveway								
Asphalt	100%	0-2	\$63,600	2031	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Potholes, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Throughout</i>								
<i>Sinking/Subsiding, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	100%			2028	\$8,700	5	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 2 - 1600 Amperes</i>								
Switchgear / Switchboard								
Air Circuit Breaker	100%			2028	\$101,900	5	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 2 - Switchgear Line-ups</i>								
Raceway								
Conduit	100%			2028	\$53,500	1		

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

Asset # : 3014

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Under 600 Volts								
Panelboards								
	Fused Disc Sw	5%			2027	\$3,500	5	\$100
	Molded Case Bkrs	75%	2-4	\$52,600	2053	**	5	\$600
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
	Molded Case Bkrs	15%			2036	**	5	\$200
	Molded Case Bkrs	5%			2050	**	5	\$100
Wiring								
	Braided Cloth	20%	2-4	\$16,100	2053	**	1	
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
	Thermoplastic	80%			2028	\$64,300	1	
Motor Controllers								
	Locally Mounted	80%			2026	\$48,500	5	\$300
	Locally Mounted	20%			2041	**	5	\$100
Ground								
Grounding Devices								
	Generic	100%			LIFE	**	5	\$900
Stand-by Power								
Transfer Switches								
	Automatic	100%			2041	**	1	\$18,200
Generators								
	Diesel	100%			2037	**	1	\$22,900
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : Emergency Generator Rated At 80 Kilowatts</i>								
Batteries								
	Lead/Acid	100%			2022	\$1,600	5	\$2,200
Fuel Storage								
	Main Tank	100%			2043	**	5	\$1,700
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : No Available Rating Capacity</i>								
Lighting								

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

Asset # : 3014

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Interior Lighting								
Fluorescent	5%			2028	\$50,700	10	\$2,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-12 Lamps</i>								
Fluorescent	10%			2028	\$101,400	10	\$5,400	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
Fluorescent	5%			2028	\$50,700	10	\$2,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Compact Fluorescent Lamps</i>								
LED	80%			2036	**			
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Egress Lighting								
Emergency, Service	40%			2033	**	1		
Emergency, Battery	10%			2033	**	10	\$1,400	
Exit, Service	50%			2033	**	1		
Exterior Lighting								
HID	30%			2028	\$69,900	10	\$100	
No Component	70%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2036	**	1	\$6,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : CCTV Surveillance System</i>								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2033	**	1-3	\$11,300	

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

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

Asset # : 3014

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Terminal Devices								
Convactor/Radiator	100%			2041	**	1	\$19,100	
<i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2044	**	1		
Conversion Equipment								
Exterior Pkg Unit - Cooling	10%	Now	\$46,800	2038	**	2	\$300	
<i>Broken, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Rooftop</i>								
Split Unit	10%			2028	\$123,300			
Window/Wall Unit	10%			2023	\$12,000	1		
No Component	70%							
Distribution								
Ductwork/Diffusers	10%			LIFE	**	2	\$7,700	
No Component	90%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$33,000	
Exhaust Fans								
Interior	20%			2033	**	2	\$400	
Roof	80%			2033	**	2	\$1,500	
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2041	**	1		
HW Heat Exchanger								
Steam Fired	100%			2038	**	4	\$8,800	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Backflow Preventer								
Generic	50%			2033	**	1	\$1,800	
Generic	50%	Now	\$2,200	2033	**	1	\$1,600	
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Domestic Backflow Valve Leaking</i>								
Fixtures								
Generic	100%							
<i>Obsolete Fixtures, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Vertical Transport								

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

Asset # : 3014

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

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Print Date : 13-Sep-2019

DEPT. OF HOMELESS SERVICES - FY 2020

Asset Name : CHARLES GAY SHELTER / KEENER BUILDING
Address : 64 SUNKEN GARDEN LOOP WARDS 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 : 26-Jun-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,ATT
Block : 1819 **Lot** : 10 **BIN** : 1085877

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture		\$1,579,100
Interior Architecture	\$1,060,800	\$1,231,700
Electrical	\$174,700	\$2,424,100
Site Pavements	\$65,500	
Total	\$1,301,000	\$5,234,900
Importance Code A		\$1,579,100
Importance Code B	\$1,182,900	\$3,614,700
Importance Code C	\$118,100	\$41,100
Total	\$1,301,000	\$5,234,900

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$31,000		\$16,800	\$18,100
Interior Architecture	\$27,900			\$19,900
Electrical	\$20,600	\$14,700	\$21,900	\$16,100
Mechanical	\$15,700	\$18,200	\$51,500	\$12,500
Site Pavements	\$1,300			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$100,500	\$36,800	\$94,200	\$70,600
Importance Code A	\$31,000		\$17,200	\$18,100
Importance Code B	\$46,500	\$36,800	\$77,100	\$52,500
Importance Code C	\$22,900			
Total	\$100,500	\$36,800	\$94,200	\$70,600



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

Asset # : 1960

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	6%			LIFE	**	5	\$53,900	
Masonry: Brick	80%			LIFE	**	5	\$143,600	
Masonry: Limestone	4%			LIFE	**	5	\$5,400	
Metal: Cage/Fence	5%			2041	**	5	\$39,300	
Window Wall	5%			2048	**	5	\$33,700	
Windows								
Aluminum	100%			2044	**	5	\$36,300	
Roof								
Modified Bitumen	10%	Now	\$11,400	2028	\$113,800			
<i>Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Kitchen, Cafateria Area</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Kitchen Area</i>								
Single Ply Membrane	90%			2028	\$1,195,400	10	\$72,400	
Soffits								
Fiberglass Panel	15%			2037	**	5		
Wood	85%			2033	**	5		
Interior								
Floors								
Cast in Place Concrete	10%	Now	\$64,700	LIFE	**	5	\$43,500	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Stairs</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Stairs</i>								
Ceramic Tile	10%	0-2	\$80,400	2031	**	5	\$9,900	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Toilets And Showers</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Toilets And Showers</i>								
Vinyl Tile	55%	4+	\$194,000	2028	\$969,900	3	\$41,000	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 1%</i>								
<i>Location : Strairs</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Vinyl Tile 9" X 9"	25%	0-2	\$57,100	2023	\$571,200	3	\$18,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Uneven Substrate, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

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

Asset # : 1960

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Ceramic Tile	5%	Now	\$52,600	2031	**	5	\$4,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Showers</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Showers</i>								
Gypsum Board	10%			LIFE	**	5	\$11,000	
Masonry: Brick	10%			LIFE	**			
Plaster	75%	Now	\$22,900	LIFE	**	5	\$41,100	
<i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Kitchen Area</i>								
Ceilings								
AcousTileSusp.Lay-In	5%			2026	\$83,900	5	\$9,900	
Exposed Concrete	20%			LIFE	**	5	\$6,200	
Plaster	75%	Now	\$40,800	LIFE	**	5	\$93,300	
<i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Kitchen Area</i>								
Site Enclosure								
Fence/Gates								
Chain Link	10%			2028				
Iron Picket	90%			2063	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	\$1,300	2041	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Front Sidewalk</i>								
On-Site Walkways								
Cast in Place Concrete	100%			2041	**			
Parking/Driveway								
Asphalt	100%	0-2	\$65,500	2031	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Potholes, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Sinking/Subsiding, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Over 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2038	**	3	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 1- 200 Amperes, 4,160 Volts</i>								

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

Asset # : 1960

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Over 600 Volts								
	Transformers							
	Dry Type	100%			2033	**	3	\$800
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Electrical Room</i>					
			<i>Explanation : 225 Kilovolt-ampere, 4,160/208/120 Volts</i>					
	Feeders							
	Cable	100%			2027	\$16,100	1	
	Raceway							
	Conduit	100%			2028	\$42,700	1	
Under 600 Volts								
	Service Equipment							
	Fused Disc Sw	100%			2038	**	5	\$400
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Electrical Room</i>					
			<i>Explanation : 1- 800 Amperes</i>					
	Switchgear / Switchboard							
	Molded Case Bkrs	100%			2048	**	5	\$2,700
			<i>Recent Installation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Pre-fab Machinery Enclosure</i>					
	Raceway							
	Conduit	80%			2028	\$126,700	1	
	Conduit	20%			2038	**	1	
	Panelboards							
	Molded Case Bkrs	50%			2027	\$62,300	5	\$1,400
	Molded Case Bkrs	50%			2036	**	5	\$1,400
	Wiring							
	Braided Cloth	70%	2-4	\$174,700	2053	**	1	
			<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
	Thermoplastic	30%			2038	**	1	
	Motor Controllers							
	Locally Mounted	100%			2026	\$214,500	5	\$700
Ground								
	Grounding Devices							
	Generic	100%			LIFE	**	5	\$1,500
Stand-by Power								
	Transfer Switches							
	Automatic	100%			2033	**	1	\$31,600
	Generators							
	Diesel	100%			2031	**	1	\$39,700
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Outside</i>					
			<i>Explanation : Emergency Generator Set Rated At 100 Kilowatts</i>					
	Batteries							
	Lead/Acid	100%			2021	\$1,600	5	\$3,800

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

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

Asset # : 1960

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Stand-by Power Fuel Storage Main Tank	100%			2043	**	5	\$3,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : 275 Gallon Capacity</i>								
<hr/>								
Lighting Interior Lighting Fluorescent	90%			2028	\$1,582,300	10	\$84,700	
<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	5%			2028	\$87,900	10	\$4,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Compact Fluorescent Lamps</i>								
Fluorescent	5%			2033	**	10	\$4,700	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<hr/>								
Egress Lighting Emergency, Service	50%			2033	**	1		
Exit, Service	50%			2033	**	1		
<hr/>								
Exterior Lighting HID	30%			2028	\$121,200	10	\$100	
No Component	70%							
<hr/>								
Alarm Security System No Component	70%							
Generic	30%			2028	\$97,100	1	\$11,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways And Outside</i>								
<i>Explanation : CCTV Surveillance Camera System</i>								
<hr/>								
Fire/Smoke Detection Generic, Digital	100%			2033	**	1-3	\$65,100	

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

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPT. OF HOMELESS SERVICES - 071
CHARLES GAY SHELTER / KEENER BUILDING

Asset # : 1960

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Heating								
Distribution								
	Hot Wtr Piping/Pump	100%			2050	**	4	\$7,600
<i>Recent Replace Evident, Extent : Light, Area Affected : 20%</i>								
<i>Location : Basement</i>								
Terminal Devices								
	Air Handler	40%			2033	**	1	\$25,400
	Convactor/Radiator	60%			2033	**	1	\$19,900
Air Conditioning								
Energy Source								
	Electricity	100%			2044	**	1	
Conversion Equipment								
	Split Unit	5%			2033	**		
	Window/Wall Unit	10%			2023	\$20,900	1	
	No Component	85%						
Ventilation								
Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$57,200
Exhaust Fans								
	Interior	90%			2033	**	2	\$2,800
	Roof	10%			2033	**	2	\$300
Plumbing								
H/C Water Piping								
	Galvanized Steel	100%			2033	**	1	
HW Heat Exchanger								
	Steam Fired	100%			2038	**	4	\$15,200
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
Sump Pump(s)								
	Submersible	100%			2021	\$3,400	4	\$3,300
Backflow Preventer								
	No Component	50%						
	Generic	50%			2033	**	1	\$3,100
Fixtures								
	Generic	100%						
Vertical Transport								
Elevators								
	Hydraulic	100%			LIFE	**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To 3rd Floor</i>								
<i>Explanation : 1 Unit Has Not Worked In 2 Years</i>								
Fire Suppression								
Standpipe								
	Generic	100%			2048	**	1-5	\$53,600
Sprinkler								
	Generic	100%			2048	**	1-2	\$28,700

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

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

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

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

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a 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 : 13-Sep-2019

DEPT. OF HOMELESS SERVICES - FY 2020

Asset Name : CHARLES GAY SHELTER / SCHWARTZ BUILDING
Address : 65 CHARLES GAY LOOP WARDS ISLAND
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DHS0034.000 / 1959 **Yr Built/Renovated** : 1980 / 2010
Area Sq Ft : 55,215 **Project Type** : HOMELESS SERVICES
Date of Survey : 26-Jun-2017 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 1819 **Lot** : 10 **BIN** : 1088065

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$607,300	\$513,400
Interior Architecture	\$36,800	\$292,900
Electrical	\$143,300	\$1,210,600
Mechanical		\$161,700
Site Pavements	\$257,100	
Total	\$1,044,400	\$2,178,600
Importance Code A	\$607,300	\$513,400
Importance Code B	\$180,100	\$1,665,100
Importance Code C	\$257,100	
Total	\$1,044,400	\$2,178,600

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$34,100		\$7,500	\$5,500
Interior Architecture	\$61,100		\$4,200	\$2,600
Electrical	\$11,400	\$8,100	\$27,500	\$8,900
Mechanical	\$28,200	\$7,100	\$21,300	\$11,200
Site Pavements	\$12,400			
Total	\$147,100	\$15,200	\$60,500	\$28,200
Importance Code A	\$36,800	\$2,700	\$10,300	\$8,200
Importance Code B	\$70,700	\$12,400	\$50,100	\$20,000
Importance Code C	\$39,600			
Total	\$147,100	\$15,200	\$60,500	\$28,200



*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
CHARLES GAY SHELTER / SCHWARTZ BUILDING

Asset # : 1959

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	81%	Now	\$232,000	LIFE	**	5	\$36,900	
<i>Horizontal Cracks, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Rusting Masonry Supt, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : At Doors</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Expansion Joint At Exit To Parking Area</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Metal Panel	2%	2-4	\$300	2048	**	5	\$1,700	
<i>Deformed/Dented, Extent : Light, Area Affected : 5%</i>								
<i>Location : Backyard Entrance</i>								
Metal Sect. OHD	2%			2033	**	5	\$2,800	
Wood	15%	Now	\$37,400	2033	**	5	\$17,100	
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Loose/Miss Fasteners, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	100%			2044	**	5	\$11,000	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Roof								
Asphalt Shingle	25%	4+	\$27,900	2037	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Modified Bitumen	65%	0-2	\$238,300	2028	\$476,600			
<i>Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Patching Evident, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Skylight, Plastic	10%	Now	\$99,700	2033	**	1		
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Patching Evident, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Asset # : 1959

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Exterior								
Soffits								
	Metal Panel	75%			2048	**	5-10	\$22,200
	Wood	25%	0-2	\$5,900	2033	**	5	\$2,700
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Kitchen Entrance</i>								
Interior								
Floors								
	Cast in Place Concrete	60%			LIFE	**	5	\$108,900
<i>Recent Repair Evident, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
	Ceramic Tile	15%	Now	\$25,200	2031	**	5	\$6,200
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Shower Room Throughout</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Toilets</i>								
<i>Recent Installation, Extent : Light, Area Affected : 5%</i>								
<i>Location : Shower Rooms</i>								
	Vinyl Tile	25%	Now	\$36,800	2028	\$183,900	3	\$7,800
<i>Broken/Missing Elements, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout Cafeteria</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Interior Walls								
	Ceramic Tile	5%	Now	\$23,800	2031	**	5	\$2,100
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Shower Stalls Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Shower Stalls Throughout</i>								
	Concrete Masonry Unit	60%			LIFE	**	5	\$19,900
	Glass: Single Pane	1%			LIFE	**	5	\$600
	Gypsum Board	19%	Now	\$3,400	LIFE	**	5	\$9,400
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
	Masonry: Brick	15%			LIFE	**		
Ceilings								
	AcousTileSusp.Lay-In	10%			2033	**	5	\$8,300
	Exposed Struc: Wood	85%			LIFE	**		
	Gypsum Board	5%	Now	\$8,800	LIFE	**	5	\$5,200
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Site Enclosure								
Fence/Gates								
	Chain Link	5%			2048	**		
	Iron Picket	95%			2063	**		
Site Pavements								

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

Asset # : 1959

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%			2041	**			
Parking/Driveway								
Asphalt	85%	Now	\$257,100	2031	**			
			<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>					
			<i>Location : Throughout</i>					
			<i>Potholes, Extent : Moderate, Area Affected : 5%</i>					
			<i>Location : Throughout</i>					
			<i>Sinking/Subsiding, Extent : Moderate, Area Affected : 5%</i>					
			<i>Location : Throughout</i>					
Cast in Place Concrete	15%	Now	\$12,400	2041	**			
			<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Throughout</i>					
			<i>Sinking/Subsiding, Extent : Moderate, Area Affected : 5%</i>					
			<i>Location : Throughout</i>					

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Over 600 Volts								
Transformers								
Liquid Filled	100%	0-2	\$143,300	2048	**	3	\$500	
			<i>Liquid Leakage, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Outside</i>					
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Outside Building</i>					
			<i>Explanation : 500 Kilovolt-ampere 4,160/2400/208/120 Volts</i>					
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2038	**	5	\$200	
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Electrical Room</i>					
			<i>Explanation : Nameplate Rating Not Available, 1,500 Amperes Fuses</i>					
Switchgear / Switchboard								
Fused Disc Sw	100%			2038	**	5	\$200	
Raceway								
Conduit	100%			2038	**	1		
Panelboards								
Fused Disc Sw	25%			2027	\$17,500	5	\$300	
Molded Case Bkrs	50%			2027	\$35,100	5	\$700	
Molded Case Bkrs	25%			2044	**	5	\$400	
Wiring								
Thermoplastic	100%			2028	\$80,300	1		
Motor Controllers								
Locally Mounted	100%			2026	\$60,700	5	\$400	

Ground

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

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

Asset # : 1959

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$800	
Stand-by Power								
Transfer Switches								
Automatic	100%			2033	**	1	\$17,000	
Generators								
Diesel	100%			2031	**	1	\$21,400	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Outside</i>						
		<i>Explanation : Emergency Generator Rated At 100 Kilowatts</i>						
Batteries								
Lead/Acid	100%			2021	\$1,600	5	\$2,000	
Fuel Storage								
Main Tank	100%			2043	**	5	\$1,600	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Outside</i>						
		<i>Explanation : 275 Gallon Capacity</i>						
Lighting								
Interior Lighting								
Fluorescent	85%			2028	\$804,300	10	\$43,000	
		<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
Fluorescent	7%			2028	\$66,200	10	\$3,500	
		<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Boiler Rooms</i>						
HID	4%			2028	\$5,600	10	\$100	
Incandescent	2%			2023	\$18,900	2		
LED	2%			2036	**			
		<i>Recent Installation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Kitchen And Cafeteria</i>						
Egress Lighting								
Emergency, Service	50%			2033	**	1		
Exit, Service	50%			2033	**	1		
Exterior Lighting								
HID	30%			2028	\$65,200	10	\$100	
No Component	70%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2028	\$52,200	1	\$6,200	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Hallways And Outside</i>						
		<i>Explanation : CCTV Surveillance Camera System</i>						

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

Estimates are rounded to the nearest hundred dollars.

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

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

Asset # : 1959

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

Alarm

Fire/Smoke Detection
Generic, Analog

100%

2036

**

1-3

\$35,100

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

Location : Throughout The Building

Explanation : Strobe Lights, Smoke Detectors And Horns And Alarm Bells

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

Heating

Energy Source

Fuel Oil No 2

100%

2048

**

5

\$17,100

Conversion Equipment

Hot Water Boiler

100%

2041

**

1

\$27,300

Recent Repair Evident, Extent : Light, Area Affected : 20%

Location : Boiler Room

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

Location : 1st Floor

Explanation : 6 Seperate Boiler Rooms Each With 1 Boiler For Heating. Center Boiler Room Has Hot Water Boiler For Domestic Hot Water

Distribution

Hot Wtr Piping/Pump

75%

2036

**

4

\$2,000

Recent Replace Evident, Extent : Light, Area Affected : 100%

Location : Boiler Room

Hot Wtr Piping/Pump

25%

2036

**

4

\$700

Terminal Devices

Air Handler

10%

2028

\$75,800

1

\$3,400

Convactor/Radiator

90%

2033

**

1

\$16,100

Air Conditioning

Energy Source

Electricity

100%

2044

**

1

Conversion Equipment

Split Unit

10%

2033

**

Window/Wall Unit

20%

2021

\$22,500

1

No Component

70%

Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

**

2-5

\$30,800

Exhaust Fans

Roof

100%

2036

**

2

\$1,700

Plumbing

H/C Water Piping

Galvanized Steel

100%

2033

**

1

HW Heat Exchanger

Steam Fired

100%

2028

\$85,900

4

\$5,500

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

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

Asset # : 1959

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

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

Maintenance \$ are aggregated over a 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 : 13-Sep-2019

DEPT. OF HOMELESS SERVICES - FY 2020

Asset Name : COMMONWEALTH AVENUE SRO
Address : 1150 COMMONWEALTH AVENUE
Borough : BRONX **Agency's Number** : SR05
Program / Asset # : DHS0078.000 / 4450 **Yr Built/Renovated** : 1992 /
Area Sq Ft : 73,771 **Project Type** : HOMELESS SERVICES
Date of Survey : 21-May-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,4
Block : 3752 **Lot** : 13 **BIN** : 2088552

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$979,300	\$122,800
Interior Architecture	\$346,000	\$812,700
Mechanical		\$381,300
Total	\$1,325,300	\$1,316,900
Importance Code A	\$979,300	\$122,800
Importance Code B	\$222,200	\$1,156,700
Importance Code C	\$123,800	\$37,300
Total	\$1,325,300	\$1,316,900

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$14,100			
Interior Architecture	\$41,700			\$14,500
Electrical	\$8,100	\$5,700	\$8,200	\$5,700
Mechanical	\$53,900	\$12,700	\$14,400	\$9,800
Site Enclosure	\$400			
Site Pavements	\$15,400			
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$141,500	\$26,300	\$30,500	\$37,900
Importance Code A	\$17,700	\$3,600	\$3,600	\$3,600
Importance Code B	\$116,200	\$22,700	\$26,900	\$34,200
Importance Code C	\$7,600			
Total	\$141,500	\$26,300	\$30,500	\$37,900



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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	95%			LIFE	**	5	\$245,700	
Window Wall	5%			2050	**	5	\$24,200	
Windows								
Aluminum	95%			2046	**	5	\$17,900	
Glass Block	5%			LIFE	**	5	\$1,200	
Parapets								
Concrete Masonry Unit	45%			LIFE	**	5-10	\$59,000	
Masonry: Brick	50%			LIFE	**	5-10	\$81,800	
Metal Panel	5%			2050	**	5	\$4,600	
Roof								
Modified Bitumen	100%	Now	\$739,800	2040	**			
<i>Blisters, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Rooms On Fourth Floor</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Soffits								
Metal, Corrugated	100%	Now	\$4,500	2060	**	1		
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 35%</i>								
<i>Location : Main Entrance</i>								
<i>Staining/Discoloring, Extent : Light, Area Affected : 50%</i>								
<i>Location : Main Entrance</i>								
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$48,300	
<i>Paint Peeling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Pump Room In Basement</i>								
Ceramic Tile	5%			2039	**	5	\$5,500	
Vinyl Tile	75%			2030	\$734,000	3	\$41,400	
Vinyl Tile	10%	4+	\$97,900	2040	**	3	\$4,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : 1st Floor Multipurpose Room And Kitchen</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : 1st Floor Multipurpose Room And Kitchen</i>								
Interior Walls								
Concrete Masonry Unit	25%	Now	\$55,400	LIFE	**	5	\$9,600	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : West Side, 4th Floor Apartments</i>								
Glass: Single Pane	10%			LIFE	**	5	\$14,400	
Gypsum Board	65%			LIFE	**	5-10	\$105,700	

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
Exposed Concrete	70%	Now	\$51,800	LIFE	**	5	\$12,100	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Rooms On Fourth Floor</i>								
Gypsum Board	30%			LIFE	**	5-10	\$113,900	
Site Enclosure								
Fence/Gates								
Chain Link	100%			2040	**			
Free Standing Walls								
Cast in Place Concrete	100%	0-2	\$400	2050	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North Patio</i>								
Retaining Walls								
Cast in Place Concrete	100%			2065	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	\$200	2043	**			
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : West Side At Tree Pits</i>								
On-Site Walkways								
Cast in Place Concrete	100%			2043	**			
Parking/Driveway								
Asphalt	100%			2033	**			
Activity Yard								
Cast in Place Concrete	100%	Now	\$15,100	2035	**			
<i>Sinking/Subsiding, Extent : Severe, Area Affected : 20%</i>								
<i>Location : North Patio</i>								
<i>Other Observation, Extent : Severe, Area Affected : 40%</i>								
<i>Location : North Patio</i>								
<i>Explanation : Has Been Closed Off Due To Hazard</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2040	**	5	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Four 600 Ampere Main Disconnect Switches</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2040	**	5	\$300	
Raceway								
Conduit	100%			2040	**	1		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPT. OF HOMELESS SERVICES - 071
COMMONWEALTH AVENUE SRO
Asset # : 4450

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Panelboards								
Fused Disc Sw	10%			2038	**	5	\$200	
Molded Case Bkrs	90%			2038	**	5	\$1,700	
Wiring								
Thermoplastic	100%			2040	**	1		
Motor Controllers								
Locally Mounted	100%			2035	**	5	\$500	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$2,200	
Stand-by Power								
Transfer Switches								
Automatic	100%			2035	**	1	\$22,700	
Generators								
Diesel	100%			2033	**	1	\$28,600	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Generator Room</i>					
			<i>Explanation : One 125 Kilowatts</i>					
Batteries								
Lead/Acid	100%			2023	\$1,600	5	\$2,700	
Fuel Storage								
Main Tank	100%			2045	**	5	\$2,200	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Generator Room</i>					
			<i>Explanation : One 175 Gallons</i>					
Lighting								
Interior Lighting								
LED	100%			2035	**			
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Throughout Building</i>					
			<i>Explanation : LED System Installed In 2015.</i>					
Egress Lighting								
Emergency, Service	60%			2030	\$22,700	1		
Exit, Service	40%			2035	**	1		
Exterior Lighting								
LED	50%			2035	**			
No Component	50%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2045	**	5	\$2,200	
Alarm								
Security System								
No Component	80%							
Generic	20%			2040	**	1	\$5,500	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Throughout Building</i>					
			<i>Explanation : New System Installed In 2019</i>					

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

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

Alarm

Fire/Smoke Detection								
No Component	50%							
Under Construction	50%							

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

Heating

Energy Source								
Natural Gas	100%			2050	**	1		
Conversion Equipment								
Hot Water Boiler	100%			2035	**	1	\$36,500	
<i>Other Observation, Extent : Light, Area Affected : 70%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : Two Units Which Also Supply Domestic Hot Water</i>								
Distribution								
Hot Wtr Piping/Pump	100%			2038	**	4	\$5,500	
Terminal Devices								
Air Handler	10%			2025	\$101,300	1	\$4,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Four Units On The Roof</i>								
<i>Explanation : Units Provide Fresh Air To Corridors, Heating Component Is Abandoned In Place.</i>								
Convector/Radiator	90%			2035	**	1	\$21,400	

Air Conditioning

Energy Source								
Electricity	100%			2046	**	1		
Conversion Equipment								
Split Unit	10%			2030	\$153,800			
Window/Wall Unit	50%			2025	\$75,000	1		
No Component	40%							

Ventilation

Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$65,100	
<i>Insul. Deteriorating, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Roof</i>								
Exhaust Fans								
Interior	20%			2030	\$51,300	2	\$500	
Roof	80%	Now	\$9,600	2035	**	2	\$1,400	
<i>Broken, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 11 Of 93 Toilet Exhaust Fans On Roof</i>								

Plumbing

H/C Water Piping								
Galvanized Steel	100%			2035	**	1		
HW Heat Exchanger								
Not Accessible	100%							

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Sanitary Piping Cast Iron	100%	Now	\$10,500	LIFE	**	1		
<i>Broken, Extent : Severe, Area Affected : 10%</i>								
<i>Location : 1st Floor Sanitary Pipe</i>								
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
Sump Pump(s) Non-Submersible	100%			2030	\$11,000	4	\$2,300	
Sewage Ejector(s) Electric	100%			2025	\$20,700	4	\$4,400	
Backflow Preventer Generic	100%			2035	**	1	\$4,500	
Fixtures Generic	100%							
Vertical Transport								
Elevators Hydraulic	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To The 4th Floor</i>								
<i>Explanation : Two Units.</i>								
Fire Suppression								
Sprinkler Generic	100%			2050	**	1-2	\$20,700	
Chemical System Generic	100%			2028	\$27,200	1-3	\$3,700	

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

Print Date : 13-Sep-2019

DEPT. OF HOMELESS SERVICES - FY 2020

Asset Name : DEAN STREET FAMILY RESIDENCE
Address : 251-11 WELLER AVENUE
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 : 04-May-2016 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,4
Block : 1440 **Lot** : 73 **BIN** : 3038719

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$266,600	
Interior Architecture	\$109,900	\$124,900
Electrical		\$592,000
Total	\$376,500	\$716,900
Importance Code A	\$266,600	
Importance Code B	\$109,900	\$716,900
Total	\$376,500	\$716,900

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$77,800	\$15,800		
Interior Architecture	\$74,800			\$3,900
Electrical	\$500	\$4,800	\$400	\$400
Mechanical	\$21,900	\$8,400	\$4,100	\$3,900
Total	\$175,000	\$29,000	\$4,500	\$8,200
Importance Code A	\$80,600	\$18,700	\$2,800	\$2,800
Importance Code B	\$89,600	\$10,300	\$1,700	\$5,400
Importance Code C	\$4,900			
Total	\$175,000	\$29,000	\$4,500	\$8,200



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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	70%	Now	\$99,100	LIFE	**	5	\$31,500	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	5%	Now	\$12,800	LIFE	**	5	\$1,700	
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Stucco Cement	25%	0-2	\$34,000	2032	**	5	\$14,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	95%	Now	\$47,200	2043	**	5	\$5,400	
<i>Ctrwt/Balnc Not Funct, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Steel	5%	Now	\$31,000	2052	**	5	\$3,600	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Stairs</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Stairs</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Stairs</i>								
<i>Repairs in Progress, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Parapets								
Masonry: Brick	90%	Now	\$120,300	LIFE	**	5	\$6,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : East Side, Interior Face</i>								
<i>Explanation : Stucco On Brick</i>								
Metal Panel	10%			2047	**	5	\$2,900	
Roof								
Modified Bitumen	95%			2032	**	10	\$14,400	
Skylight, Metal/Glass	5%			2047	**	10	\$2,500	
Interior								

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Ceramic Tile	10%	Now	\$16,700	2030	\$83,500	5	\$2,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Hallways And First Floor</i>								
Ceramic Tile	10%			2036	**	5	\$4,100	
Terrazzo	5%	Now	\$5,000	LIFE	**	5	\$1,600	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	75%	Now	\$109,900	2032	**	3	\$11,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Ceramic Tile	5%			2036	**	5	\$2,200	
Concrete Masonry Unit	5%			LIFE	**	5	\$900	
Gypsum Board	75%			LIFE	**	5	\$20,200	
Marble Panels	2%	Now	\$3,700	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Plaster	13%			LIFE	**	5	\$1,800	
Ceilings								
Gypsum Board	80%	Now	\$34,900	LIFE	**	5	\$41,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Plaster	20%	Now	\$11,300	LIFE	**	5	\$5,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2037	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 250 Ampere Main Disconnect Switch</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2037	**	5	\$800	
Raceway								
Conduit	100%			2037	**	1		
Panelboards								
Fused Disc Sw	5%			2035	**	5		
Molded Case Bkrs	95%			2035	**	5	\$700	

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Wiring								
Thermoplastic	100%			2037	**	1		
Motor Controllers								
Locally Mounted	100%			2032	**	5	\$200	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Corroded</i>								
Lighting								
Interior Lighting								
Fluorescent	10%			2027	\$49,100	10	\$2,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : T-12 Lamps</i>								
Fluorescent	15%			2032	**	10	\$3,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways And Offices</i>								
<i>Explanation : T-8 Lamps</i>								
Incandescent	75%			2027	\$368,200	2	\$500	
Egress Lighting								
Emergency, Battery	50%			2027	\$20,100	10	\$3,500	
Exit, Service	50%			2027	\$5,000	1		
Exterior Lighting								
HID	100%			2027	\$112,800	10	\$100	
Alarm								
Fire/Smoke Detection								
No Component	80%							
Generic, Digital	20%			2027	\$61,900	1-3	\$3,600	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Fuel Oil No 2	100%			2037	**	5	\$8,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One Tank Of 3,500 Gallons</i>								
Conversion Equipment								
Steam Boiler	100%			2047	**	1	\$28,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 1 Unit</i>								

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Heating								
Distribution								
	Central Plant Steam Piping/Pmp	100%			2037	**	4	\$2,100
Terminal Devices								
	Convactor/Radiator	100%	Now	\$7,500	2032	**	1	\$8,300
<i>Broken, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Air Conditioning								
Energy Source								
	Electricity	100%			2043	**	1	
Conversion Equipment								
	Window/Wall Unit	10%			2025	\$5,800	1	
	No Component	90%						
Ventilation								
Exhaust Fans								
	Roof	100%	Now	\$9,300	2032	**	2	\$700
<i>Broken, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Roof</i>								
Plumbing								
H/C Water Piping								
	Brass/Copper	10%			2037	**	1	
	Galvanized Steel	90%			2032	**	1	
HW Heat Exchanger								
	Steam Fired	100%			2053	**	4	\$4,200
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : Coils Located In Boiler</i>								
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Backflow Preventer								
	Generic	100%			2035	**	1	\$1,800
Fixtures								
	Generic	100%						

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

Print Date : 13-Sep-2019

DEPT. OF HOMELESS SERVICES - FY 2020

Asset Name : E.119 STREET VETERANS RESIDENCE
Address : 22 EAST 119TH STREET BTWN MADISON AVE. - 5TH AVE.
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DHS0059.000 / 2594 **Yr Built/Renovated** : 1992 / 2005
Area Sq Ft : 66,490 **Project Type** : HOMELESS SERVICES
Date of Survey : 29-Jun-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,5,6,PH
Block : 1745 **Lot** : 5 **BIN** : 1076434

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$91,800	\$119,000
Interior Architecture	\$156,300	\$79,200
Electrical	\$36,600	\$352,600
Mechanical	\$137,800	\$202,200
Total	\$422,600	\$753,000
Importance Code A	\$91,800	\$119,000
Importance Code B	\$330,700	\$598,100
Importance Code C		\$35,900
Total	\$422,600	\$753,000

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$54,600			
Interior Architecture	\$78,600			\$11,000
Electrical	\$17,600	\$7,400	\$7,100	\$7,700
Mechanical	\$9,400	\$11,200	\$24,400	\$14,800
Site Pavements	\$8,500			
Elevators/Escalators	\$11,800	\$11,800	\$11,800	\$11,800
Total	\$180,600	\$30,400	\$43,400	\$45,400
Importance Code A	\$57,900	\$3,300	\$3,400	\$3,300
Importance Code B	\$82,000	\$27,100	\$40,000	\$42,100
Importance Code C	\$40,700			
Total	\$180,600	\$30,400	\$43,400	\$45,400



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

DEPT. OF HOMELESS SERVICES - 071
E.119 STREET VETERANS RESIDENCE
Asset # : 2594

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	75%	4+	\$46,100	LIFE	**	5	\$73,200	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Penthouse</i>								
<i>Efflorescence, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Window Wall	25%			2048	**	5	\$91,600	
<i>Glazing Clouded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	95%	0-2	\$14,700	2044	**	5	\$8,400	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : First Floor, Under Construction</i>								
<i>Glazing Clouded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Metal Louvers	5%			2037	**	10	\$5,500	
Parapets								
Concrete Masonry Unit	44%			LIFE	**	5	\$2,200	
Masonry: Brick	49%	0-2	\$26,200	LIFE	**	5	\$2,200	
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : West End Over Room 601 And 605</i>								
Metal Panel	5%	2-4	\$400	2038	**	5	\$400	
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Metal Rail	2%			2041	**	5-10	\$1,600	
Roof								
Modified Bitumen	100%	Now	\$12,400	2033	**			
<i>Patching Evident, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Upper Roof</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Lower Roof</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Lower Roof</i>								
Soffits								
Stucco Cement	100%			2041	**	5		
Interior								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPT. OF HOMELESS SERVICES - 071
E.119 STREET VETERANS RESIDENCE
Asset # : 2594

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$21,700	
Sheet Vinyl/Rubber	1%	Now	\$30,700	2038	**	5	\$700	
<i>Adhesion Failure, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Elevators</i>								
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Elevators</i>								
<i>Seams Open/Split, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Elevators</i>								
Vinyl Tile	89%	2-4	\$156,300	2033	**	3	\$33,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 15%</i>								
<i>Location : Various Locations Throughout</i>								
<i>Loose Units, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Various Locations Throughout</i>								
Interior Walls								
Concrete Masonry Unit	15%	Now	\$14,800	LIFE	**	5	\$5,100	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement Storage And Electrical Room</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Basement Storage And Electric Room</i>								
Glass Block	3%			LIFE	**			
Glass: Single Pane	12%			LIFE	**	5	\$7,700	
Gypsum Board	70%	Now	\$25,800	LIFE	**	5	\$35,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Room 601 And 605, 1st Floor Dining Room</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Room 601 And 605, 1st Floor Dining Room, Laundry Rooms</i>								
Ceilings								
Exposed Concrete	65%			LIFE	**	5	\$10,100	
Gypsum Board	35%	Now	\$7,300	LIFE	**	5	\$43,400	
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 6th Floor Rec Rooms</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : 6th Floor Rec Rooms</i>								
Site Enclosure								
Fence/Gates								
Chain Link	85%			2048	**			
Iron Picket	15%			2048	**			
<i>Corrosion/Rusting, Extent : Light, Area Affected : 25%</i>								
<i>Location : Rear Parking Lot/ Activity Yard</i>								
Retaining Walls								
Cast in Place Concrete	100%			2063	**			
Site Pavements								

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DEPT. OF HOMELESS SERVICES - 071
E.119 STREET VETERANS RESIDENCE
Asset # : 2594

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	\$2,000	2041		**		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Rear</i>								
On-Site Walkways								
Cast in Place Concrete	50%			2041		**		
Pavers/Stone	50%			2037		**		
Parking/Driveway								
Asphalt	100%			2037		**		
Activity Yard								
Cast in Place Concrete	75%	Now	\$6,500	2041		**		
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Rear Yard</i>								
<i>Sinking/Subsiding, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Rear Yard</i>								
<i>Tripping Hazard, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Rear Yard</i>								
Pavers/Stone	25%			2037		**		

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	75%			2048		**	5	\$200
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 800 Amperes Main Disconnect Switch</i>								
Fused Disc Sw	25%			2048		**	5	\$100
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 3 - 800 Amperes Disconnect Switches, 2-400 Amperes Disconnect Switches</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2048		**	5	\$300
<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Drip Shield Above Switchboard Drains Water Onto Floor Of Electrical Room</i>								
Raceway								
Conduit	100%			2048		**	1	
Panelboards								
Fused Disc Sw	15%			2044		**	5	\$200
Molded Case Bkrs	85%			2044		**	5	\$1,500
Wiring								
Thermoplastic	100%			2048		**	1	
Motor Controllers								
Locally Mounted	100%			2041		**	5	\$400

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DEPT. OF HOMELESS SERVICES - 071
E.119 STREET VETERANS RESIDENCE
Asset # : 2594

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ground								
Grounding Devices Generic	100%			LIFE	**	5	\$1,000	
Stand-by Power								
Transfer Switches Automatic	100%			2041	**	1	\$20,500	
Generators Diesel	100%			2037	**	1	\$25,800	
Batteries Lead/Acid	100%			2021	\$1,600	5	\$2,500	
Fuel Storage Main Tank	100%			2056	**	5	\$2,000	
Lighting								
Interior Lighting Fluorescent	40%			2033	**	10	\$24,400	
			<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Hallways</i>					
Fluorescent	20%			2033	**	10	\$12,200	
			<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
LED	40%			2036	**			
			<i>Recent Installation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Hallways</i>					
Egress Lighting								
Emergency, Service	60%			2033	**	1		
Exit, Service	40%			2033	**	1		
Exterior Lighting								
HID	25%			2028	\$65,400	10	\$100	
LED	5%			2036	**			
No Component	70%							
Lightning Protection								
Arresters/Cabling Generic	90%	4+	\$6,700	2068	**	5	\$900	
			<i>Other Observation, Extent : Moderate, Area Affected : 90%</i>					
			<i>Location : Roof Perimeter</i>					
			<i>Explanation : Air-terminations Missing</i>					
Generic	10%			2056	**	5	\$200	
Alarm								
Security System No Component	70%							
Generic	30%			2033	**	1	\$7,500	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Outside</i>					
			<i>Explanation : CCTV Surveillance Camera System</i>					
Fire/Smoke Detection								
No Component	60%							
Generic, Analog	40%			2028	\$287,200	1-3	\$16,400	

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DEPT. OF HOMELESS SERVICES - 071
E.119 STREET VETERANS RESIDENCE
Asset # : 2594

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2048	**	1		
Conversion Equipment								
Furnace	20%			2028	\$30,600	1	\$6,600	
Hot Water Boiler	80%			2045	**	1	\$26,300	
<i>Recent Replace Evident, Extent : Light, Area Affected : 40%</i>								
<i>Location : Boiler Room</i>								
Distribution								
Hot Wtr Piping/Pump	100%			2036	**	4	\$3,300	
Terminal Devices								
Convactor/Radiator	100%			2033	**	1	\$21,500	
Air Conditioning								
Energy Source								
Electricity	100%			2044	**	1		
Conversion Equipment								
Exterior Pkg Unit - Cooling	20%			2028	\$105,100	2	\$800	
Window/Wall Unit	60%			2023	\$81,200	1		
No Component	20%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$37,100	
Exhaust Fans								
Interior	10%			2028	\$23,100	2	\$200	
Roof	90%			2028	\$97,000	2	\$1,800	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2048	**	1		
HW Heat Exchanger								
HTHW/HW	50%			2054	**			
HTHW/HW	50%	Now	\$56,600	2058	**			
<i>Other Observation, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : Coils In Broken Boiler Not Working</i>								
Sanitary Piping								
Under Construction	100%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location :</i>								
<i>Explanation : Entire Facility Undergoing A Sewer System Replacement</i>								
Storm Drain Piping								
Under Construction	100%							
Sump Pump(s)								
Non-Submersible	100%			2028	\$9,900	4	\$1,400	
Sewage Ejector(s)								
Electric	100%			2028	\$18,700	4	\$2,600	

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DEPT. OF HOMELESS SERVICES - 071
E.119 STREET VETERANS RESIDENCE
Asset # : 2594

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
	Backflow Preventer							
	No Component	50%						
	Generic	50%			2033	**	1	\$2,000
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
			<i>Explanation : Only On Sprinkler And Standpipe Service</i>					
<hr/>								
	Fixtures							
	Generic	100%						
<hr/>								
Vertical Transport								
	Elevators							
	Geared Traction	100%			LIFE	**		
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : C-6</i>					
			<i>Explanation : Two Units</i>					
<hr/>								
Fire Suppression								
	Standpipe							
	Generic	100%			2038	**	1-5	\$33,500
<hr/>								
	Sprinkler							
	Generic	100%			2038	**	1-2	\$18,600
<hr/>								
	Fire Pump							
	Generic	100%			2031	**	1	\$12,400

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Print Date : 13-Sep-2019

DEPT. OF HOMELESS SERVICES - FY 2020

Asset Name : EAST 3RD STREET SHELTER
Address : 282 EAST 3RD STREET @AVENUE C
Borough : MANHATTAN **Agency's Number** : SM03
Program / Asset # : DHS0069.000 / 4441 **Yr Built/Renovated** : 1937 / 2006
Area Sq Ft : 28,867 **Project Type** : HOMELESS SERVICES
Date of Survey : 02-Apr-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,6
Block : 372 **Lot** : 14 **BIN** : 1004357

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$122,800	\$44,200
Interior Architecture	\$148,300	\$320,800
Electrical		\$864,900
Mechanical	\$85,600	\$827,000
Total	\$356,700	\$2,056,800
Importance Code A	\$122,800	\$44,200
Importance Code B	\$233,900	\$2,012,700
Total	\$356,700	\$2,056,800

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$33,200			
Interior Architecture	\$25,500	\$20,800	\$1,700	\$4,500
Electrical	\$3,900	\$6,500	\$4,500	\$4,700
Mechanical	\$27,500	\$3,800	\$12,800	\$27,600
Elevators/Escalators	\$5,900	\$5,900	\$5,900	\$5,900
Total	\$96,100	\$37,000	\$24,900	\$42,700
Importance Code A	\$34,600	\$1,400	\$1,400	\$1,500
Importance Code B	\$40,200	\$35,600	\$21,800	\$41,200
Importance Code C	\$21,200		\$1,700	
Total	\$96,100	\$37,000	\$24,900	\$42,700



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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	97%			LIFE	**	5	\$44,200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : East Facade</i>								
<i>Explanation : Stucco On Brick</i>								
Pre-Cast Concrete	3%			LIFE	**	5	\$4,400	
Windows								
Aluminum	100%	4+	\$122,800	2045	**	5	\$7,000	
<i>Air Infiltration, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Parapets								
Masonry: Brick	90%	4+	\$13,300	LIFE	**	5	\$4,400	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : All Roofs</i>								
Pre-Cast Concrete	10%	4+	\$3,700	LIFE	**	5	\$3,100	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Coping</i>								
<i>Open Joints, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Coping</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Coping</i>								
Roof								
Modified Bitumen	80%	4+	\$14,700	2034	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : High Roof</i>								
Panel/Paver: Cer/Brk	20%	4+	\$1,500	2039	**			
<i>Vegetation Growth, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Lower Roof</i>								
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$4,700	
Ceramic Tile	5%	4+	\$4,300	2038	**	5	\$1,100	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Toilet Rooms</i>								
Quarry Tile	5%			2042	**	5	\$3,200	
Vinyl Tile	85%	4+	\$64,200	2029	\$320,800	3	\$13,600	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Corridors And Some Offices</i>								

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Ceramic Tile	5%			2038	**	5	\$3,400	
Concrete Masonry Unit	10%			LIFE	**	5	\$2,800	
Gypsum Board	65%	4+	\$9,700	LIFE	**	5	\$26,900	
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Corridors</i>								
Plaster	20%	4+	\$11,500	LIFE	**	5	\$4,100	
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Corridors</i>								
Ceilings								
AcousTileSusp.Lay-In	90%			2042	**	5	\$38,300	
Exposed Concrete	7%			LIFE	**	5	\$500	
Exposed Struc: Steel	3%	Now	\$84,100	LIFE	**			
<i>Other Observation, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Electrical Room Basement</i>								
<i>Explanation : Corroded Corrugated Metal Underside Of Slab</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2042	**			
On-Site Walkways								
Cast in Place Concrete	100%			2034	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Rear Of Building</i>								
<i>Explanation : This Is A Sidewalk In The Rear Yard Adjoining Neighboring Property</i>								
Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2039	**	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated At 800 Amperes</i>								
Switchgear / Switchboard								
Fused Disc Sw	25%			2039	**	5		
Molded Case Bkrs	75%			2039	**	5	\$600	
Raceway								
Conduit	100%			2039	**	1		
Panelboards								
Fused Disc Sw	10%			2037	**	5	\$100	
Molded Case Bkrs	90%			2037	**	5	\$700	
Wiring								
Thermoplastic	100%			2039	**	1		
Motor Controllers								
Locally Mounted	100%			2027		5	\$200	

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ground								
Grounding Devices Generic	100%			LIFE	**	5	\$400	
Stand-by Power								
Transfer Switches Automatic	100%			2034	**	1	\$8,900	
Generators Diesel	100%			2032	**	1	\$11,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement / Generator Room</i>								
<i>Explanation : Emergency Generator Rated At 125 Kilowatts</i>								
Batteries Lead/Acid	100%			2022	\$1,600	5	\$1,100	
Fuel Storage Main Tank	100%			2044	**	5	\$800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 275 Gallons Rated Capacity</i>								
Lighting								
Interior Lighting Fluorescent	98%			2029	\$484,800	10	\$25,900	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	2%			2029	\$9,900	10	\$500	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Storage Room</i>								
Egress Lighting Emergency, Service	50%			2029	\$7,400	1		
Exit, Service	50%			2029	\$5,000	1		
Exterior Lighting Fluorescent	20%			2029	\$19,300	10	\$500	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Front Of The Building</i>								
No Component	80%							
Alarm								
Security System No Component	70%							
Generic	30%			2029	\$27,300	1	\$3,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways, Roof And Front Of The Building</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
Fire/Smoke Detection Generic, Digital	100%			2029	\$311,700	1-3	\$17,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Manual Pull Station, Strobe Lights And Smoke Detectors</i>								

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2039	**	1		
Conversion Equipment								
Hot Water Boiler	100%			2034	**	1	\$14,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 2 Units</i>								
Distribution								
Hot Wtr Piping/Pump	100%			2028	\$43,900	4	\$1,400	
Terminal Devices								
Air Handler	40%			2029	\$158,500	1	\$7,100	
Convactor/Radiator	50%			2027	\$75,400	1	\$4,700	
Fan Coil Unit/Heat	10%			2029	\$42,200	1	\$900	
Air Conditioning								
Energy Source								
Electricity	100%			2037	**	1		
Conversion Equipment								
Int Pkg Unit - Heating/Cooling	70%			2027	\$419,600	2	\$1,200	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : 7 Units, Each Floor Has Separate Package Unit</i>								
Window/Wall Unit	10%			2024	\$5,900	1		
No Component	20%							
Heat Rejection								
Water Cooling Tower	100%	0-2	\$17,100	2023	\$85,600	2	\$23,200	
<i>Corroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Roof</i>								
<i>Damaged, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Roof</i>								
<i>Leak Evident, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Roof</i>								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$16,100	
Exhaust Fans								
Interior	50%			2029	\$50,100	2	\$400	
No Component	50%							
Plumbing								
H/C Water Piping								
Brass/Copper	70%			2039	**	1		
Galvanized Steel	30%			2027	\$37,100	1		

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
	Water Heater Gas Fired	100%	0-2	\$5,200	2024	\$17,200	2	\$300
<i>Corroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Storage Tank, Boiler Room</i>								
<i>Leak Evident, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Storage Tank, Boiler Room</i>								
<i>On Extended Life, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Storage Tank, Boiler Room</i>								
<hr/>								
	Sanitary Piping Cast Iron	100%			LIFE	**	1	
<hr/>								
	Storm Drain Piping Cast Iron	100%			LIFE	**	1	
<hr/>								
	Sewage Ejector(s) Electric	100%			2029	\$8,100	4	\$1,700
<hr/>								
Fixtures								
	Generic	100%						
<hr/>								
Vertical Transport								
Elevators								
	Geared Traction	100%			LIFE	**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To 6th Floor</i>								
<i>Explanation : 1 Unit</i>								
<hr/>								
Fire Suppression								
Sprinkler								
	Generic	100%			2039	**	1-2	\$8,100
<hr/>								
Fire Pump								
	Generic	100%			2032	**	1	\$5,400
<hr/>								

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Print Date : 13-Sep-2019

DEPT. OF HOMELESS SERVICES - FY 2020

Asset Name : EAST NEW YORK AVENUE SRO
Address : 1381 EAST NEW YORK AVE. @ SARATOGA AVE.
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DHS0058.000 / 51 **Yr Built/Renovated** : 1990 / 2010
Area Sq Ft : 61,000 **Project Type** : HOMELESS SERVICES
Date of Survey : 23-Jun-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,4
Block : 1472 **Lot** : 1 **BIN** : 3319475

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$329,700	\$938,400
Interior Architecture		\$104,400
Electrical	\$296,100	\$716,300
Mechanical	\$87,800	\$512,100
Total	\$713,600	\$2,271,200
Importance Code A	\$329,700	\$1,351,600
Importance Code B	\$383,900	\$919,600
Total	\$713,600	\$2,271,200

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$2,000		\$34,200	
Interior Architecture	\$17,600	\$6,100		\$9,700
Electrical	\$24,100	\$7,100	\$6,600	\$6,000
Mechanical	\$66,900	\$7,600	\$11,600	\$9,800
Site Pavements	\$13,500			
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$132,000	\$28,800	\$60,300	\$33,400
Importance Code A	\$24,300	\$3,000	\$37,300	\$3,000
Importance Code B	\$97,600	\$22,200	\$23,000	\$30,300
Importance Code C	\$10,100	\$3,500		
Total	\$132,000	\$28,800	\$60,300	\$33,400



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DEPT. OF HOMELESS SERVICES - 071
EAST NEW YORK AVENUE SRO
Asset # : 51

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	75%			LIFE	**	5	\$66,600	
Metal Panel	5%			2048	**	5-10	\$30,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Rooftop Window Atrium Bulkheads</i>								
<i>Explanation : Metal Cladding</i>								
Weathering Steel	5%			LIFE	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : At All Windows And Window Walls</i>								
<i>Explanation : Exposed Steel Window Lintels And Surrounds</i>								
Window Wall	15%			2048	**	5	\$50,000	
Windows								
Aluminum	100%	Now	\$252,600	2036	**	5	\$9,600	
<i>Air Infiltration, Extent : Light, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Hardware Missing, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Windows Unable To Close</i>								
Parapets								
Concrete Masonry Unit	45%			LIFE	**	5	\$2,300	
Masonry: Brick	45%			LIFE	**	5	\$2,000	
Metal Panel	10%			2048	**	5	\$1,700	
Roof								
IRMA/Protected Membrane	15%	4+	\$2,000	2028			\$100,000	
<i>Vegetation Growth, Extent : Light, Area Affected : 5%</i>								
<i>Location : 4th Floor Balcony</i>								
Modified Bitumen	85%	4+	\$77,200	2028			\$771,800	
<i>Alligatoring, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Drains Clogged, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Ponding, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Interior								
Floors								
Cast in Place Concrete	15%			LIFE	**	5	\$34,000	
Ceramic Tile	5%			2037	**	5	\$5,200	
Quarry Tile	5%			2041	**	5	\$7,800	
Vinyl Tile	75%	Now	\$13,800	2033	**	3	\$29,100	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

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DEPT. OF HOMELESS SERVICES - 071
EAST NEW YORK AVENUE SRO
Asset # : 51

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Ceramic Tile	5%			2037	**	5	\$7,100	
Concrete Masonry Unit	60%			LIFE	**	5	\$33,900	
Glass: Single Pane	10%			LIFE	**	5	\$10,600	
Gypsum Board	25%			LIFE	**	5	\$21,200	
Ceilings								
Exposed Concrete	20%			LIFE	**	5	\$3,300	
Gypsum Board	80%			LIFE	**	5	\$104,400	
Site Enclosure								
Fence/Gates								
Chain Link	100%			2048	**			
Retaining Walls								
Cast in Place Concrete	100%			2063	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	\$3,400	2033	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 2%</i>								
<i>Location : Sidewalk By Driveway Entrance</i>								
<i>Tripping Hazard, Extent : Light, Area Affected : 5%</i>								
<i>Location : Two Locations At Front Of Building</i>								
On-Site Walkways								
Cast in Place Concrete	100%	Now	\$2,400	2033	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Garden At Rear Of Building</i>								
<i>Sinking/Subsiding, Extent : Light, Area Affected : 10%</i>								
<i>Location : Garden At Rear Of Building</i>								
Parking/Driveway								
Asphalt	100%	Now	\$7,700	2031	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Ponding, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Bottom Of Driveway</i>								
<i>Sinking/Subsiding, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Bottom Of Driveway</i>								

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

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DEPT. OF HOMELESS SERVICES - 071
EAST NEW YORK AVENUE SRO
Asset # : 51

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Under 600 Volts								
Raceway								
	Conduit	100%			2038	**	1	
Panelboards								
	Molded Case Bkrs	75%			2036	**	5	\$1,200
	Molded Case Bkrs	25%	Now	\$17,500	2053	**	5	\$200
<i>Enclosure Corroded, Extent : Severe, Area Affected : 2%</i>								
<i>Location : Roof</i>								
Wiring								
	Thermoplastic	100%			2038	**	1	
Motor Controllers								
	Locally Mounted	100%			2033	**	5	\$400
Ground								
Grounding Devices								
	Generic	100%			LIFE	**	5	\$900
Stand-by Power								
Transfer Switches								
	Automatic	100%			2033	**	1	\$18,800
Generators								
	Not Accessible	100%						
Batteries								
	Not Accessible	100%						
Fuel Storage								
	Not Accessible	100%						
Lighting								
Interior Lighting								
	Fluorescent	60%			2033	**	10	\$33,600
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-12 Lamps</i>								
	Fluorescent	40%			2033	**	10	\$22,400
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Egress Lighting								
	Emergency, Service	50%			2028		1	\$15,600
	Exit, Service	50%			2028		1	\$10,600
Exterior Lighting								
	HID	100%			2023		10	\$200
Alarm								
Security System								
	No Component	70%						
	Generic	30%			2028		1	\$6,800
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : CCTV Surveillance Camera System</i>								

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DEPT. OF HOMELESS SERVICES - 071
EAST NEW YORK AVENUE SRO
Asset # : 51

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

Alarm

Fire/Smoke Detection
Generic, Analog

100% 2028 \$658,600 1-3 \$37,600

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

Location : Throughout The Building

Explanation : Manual Pull Station, Alarm Bells, Smoke Detectors, Strobe Lights And Horns

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

Heating

Energy Source
Natural Gas

90% 4+ \$2,500 2038 * * 1

Corroded, Extent : Moderate, Area Affected : 10%

Location : Roof

Natural Gas

10% 2048 * * 1

Conversion Equipment

Furnace

10% Now \$14,000 2038 * * 1 \$2,700

Broken, Extent : Moderate, Area Affected : 75%

Location : 3 Units On The Roof Not Operating

Damaged, Extent : Moderate, Area Affected : 50%

Location : Roof

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

Location : Roof

Explanation : 4 Units

Hot Water Boiler

90% 0-2 \$8,300 2026 \$413,200 1 \$24,400

Corroded, Extent : Moderate, Area Affected : 2%

Location : Both Boilers

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

Location : Basement Boiler Room

Explanation : 2 Units

Distribution

Hot Wtr Piping/Pump

100% 2036 * * 4 \$3,000

Terminal Devices

Convactor/Radiator

100% 2033 * * 1 \$19,700

Air Conditioning

Energy Source

Electricity

100% 2036 * * 1

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DEPT. OF HOMELESS SERVICES - 071
EAST NEW YORK AVENUE SRO
Asset # : 51

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Conversion Equipment								
Exterior Pkg Unit - Cooling	2%			2033	**	2	\$100	
	<i>Other Observation, Extent : Light, Area Affected : 5%</i>							
	<i>Location : 1st Floor</i>							
	<i>Explanation : For Elevator Machinery Room</i>							
Split Unit	3%			2023	\$38,100			
	<i>Other Observation, Extent : Light, Area Affected : 10%</i>							
	<i>Location : 1st Floor</i>							
	<i>Explanation : Office Area</i>							
Window/Wall Unit	40%			2023	\$49,600	1		
No Component	55%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$34,000	
Exhaust Fans								
Roof	100%	Now	\$29,700	2028	\$98,900	2	\$1,500	
	<i>Broken, Extent : Moderate, Area Affected : 30%</i>							
	<i>Location : Roof</i>							
	<i>Malfunctioning, Extent : Moderate, Area Affected : 30%</i>							
	<i>Location : Roof</i>							
	<i>Noisy/Vibrating, Extent : Moderate, Area Affected : 30%</i>							
	<i>Location : Roof</i>							
Plumbing								
H/C Water Piping								
Brass/Copper	40%	Now	\$8,900	2038	**	1		
	<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : Booster Pump</i>							
Galvanized Steel	60%			2033	**	1		
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2028	\$9,100	4	\$1,300	
	<i>Recent Repair Evident, Extent : Light, Area Affected : 50%</i>							
	<i>Location : Basement</i>							
Backflow Preventer								
Generic	100%			2028	\$15,100	1	\$3,700	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	**			
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement To 4th Floor</i>							
	<i>Explanation : Two Units</i>							

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DEPT. OF HOMELESS SERVICES - 071
EAST NEW YORK AVENUE SRO
Asset # : 51

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

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Print Date : 13-Sep-2019

DEPT. OF HOMELESS SERVICES - FY 2020

Asset Name : FANNY BARNES
Address : 829 SARATOGA AVENUE @RIVERDALE AVENUE
Borough : BROOKLYN **Agency's Number** : FK27
Program / Asset # : DHS0083.000 / 4455 **Yr Built/Renovated** : 1923 / 2006
Area Sq Ft : 42,500 **Project Type** : HOMELESS SERVICES
Date of Survey : 08-Mar-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,4
Block : 3583 **Lot** : 6 **BIN** : 3082035

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$417,400	\$54,900
Interior Architecture	\$186,800	\$170,600
Electrical	\$458,900	\$498,500
Mechanical		\$525,600
Total	\$1,063,100	\$1,249,700
Importance Code A	\$417,400	\$321,700
Importance Code B	\$550,100	\$928,000
Importance Code C	\$95,600	
Total	\$1,063,100	\$1,249,700

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$13,900		\$9,200	
Interior Architecture	\$73,200		\$6,000	\$1,700
Electrical	\$5,500	\$4,000	\$4,600	\$4,800
Mechanical	\$11,800	\$6,300	\$26,300	\$4,900
Total	\$104,500	\$10,300	\$46,000	\$11,300
Importance Code A	\$15,700	\$1,800	\$10,900	\$1,800
Importance Code B	\$52,400	\$8,500	\$35,100	\$9,600
Importance Code C	\$36,400			
Total	\$104,500	\$10,300	\$46,000	\$11,300



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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	40%	Now	\$96,900	LIFE	**	5	\$30,800	
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout 4th Floor</i>								
Pre-Cast Concrete	3%			LIFE	**	5	\$15,000	
Stucco Cement	57%	Now	\$265,100	2035	**	5	\$54,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Light, Area Affected : 15%</i>								
<i>Location : Inner Courtyard And East Elevation</i>								
<i>Explanation : Graffiti</i>								
Windows								
Aluminum	100%			2038	**	5	\$18,300	
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Parapets								
Cast Stone/Terra Cotta	5%	Now	\$4,400	LIFE	**	5	\$2,500	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Main Roof</i>								
Masonry: Brick	40%	Now	\$15,800	LIFE	**	5	\$2,600	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	50%	Now	\$39,600	LIFE	**	5	\$3,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Inside Face Of Parapet</i>								
<i>Explanation : Cement Stucco On Brick</i>								
Pre-Cast Concrete	5%			LIFE	**	5	\$4,100	
Roof								
Modified Bitumen	98%			2035	**	10	\$28,900	
Skylight, Metal/Glass	2%			2040	**	10	\$2,000	
Soffits								
Stucco Cement	100%			2035	**	5		

Interior

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	5%	Now	\$1,400	LIFE	**	5	\$5,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								
Ceramic Tile	5%	Now	\$2,700	2039	**	5	\$1,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Various Bathrooms</i>								
Quarry Tile	15%			2043	**	5	\$11,900	
Vinyl Tile	25%	Now	\$5,900	2030	\$117,600	3	\$5,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 1st Floor Conference Room Areas</i>								
Wood	50%	Now	\$91,200	2045	**	5	\$24,900	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Ceramic Tile	20%	Now	\$51,600	2039	**	5	\$9,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Glass: Single Pane	3%			LIFE	**	5	\$4,000	
Gypsum Board	50%	Now	\$19,400	LIFE	**	5	\$26,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Fieldstone	7%	Now	\$44,000	LIFE	**			
<i>Other Observation, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Electrical And Boiler Rooms</i>								
<i>Explanation : Water Penetration</i>								
Plaster	20%	Now	\$15,000	LIFE	**	5	\$5,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Ceilings								
AcousTileSusp.Lay-In	20%	Now	\$4,500	2043	**	5	\$5,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Gypsum Board	80%	Now	\$22,400	LIFE	**	5	\$53,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2050	**			
Retaining Walls								
Cast in Place Concrete	100%			2050	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2035	**			

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%			2035	**			
Activity Yard								
Cast in Place Concrete	20%			2043	**			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Inner Courtyard</i>						
		<i>Explanation : Play Area</i>						
Rubber Matting	80%			2030				
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Inner Courtyard</i>						
		<i>Explanation : Play Area</i>						

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2040	**	5	\$200	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Electrical Room</i>						
		<i>Explanation : One 800 Ampere And One 200 Ampere Main Disconnect Switch For The House And Day Care</i>						
Switchgear / Switchboard								
Fused Disc Sw	100%			2040	**	5	\$200	
Raceway								
Conduit	100%			2040	**	1		
Panelboards								
Molded Case Bkrs	100%			2038	**	5	\$1,100	
Wiring								
Thermoplastic	100%			2040	**	1		
Motor Controllers								
Locally Mounted	100%			2035	**	5	\$300	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,300	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Water Main</i>						
		<i>Explanation : Upgraded 2018</i>						

Lighting

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Interior Lighting Fluorescent	10%			2025	\$60,800	10	\$3,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Apartment Bathrooms And Kitchens</i>								
<i>Explanation : T-12 Lamps</i>								
Incandescent LED	50%			2025	\$303,700	2	\$400	
	40%			2038	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Corridors, Stairs And Offices</i>								
<i>Explanation : Upgraded 2018</i>								
Egress Lighting								
Emergency, Battery	50%			2030	\$24,900	10	\$4,300	
Exit, Battery	50%			2030	\$21,100	10	\$1,200	
Exterior Lighting								
LED	100%			2038	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof And Building Perimeter</i>								
<i>Explanation : Upgraded 2018</i>								
Alarm								
Security System								
Generic	50%			2030	\$67,000	1	\$7,900	
<i>Other Observation, Extent : Light, Area Affected : 50%</i>								
<i>Location : Indoor And Outdoors</i>								
<i>Explanation : CCTV System</i>								
Generic	50%			2030	\$67,000	1	\$7,900	
<i>Other Observation, Extent : Light, Area Affected : 50%</i>								
<i>Location : Main Office</i>								
<i>Explanation : Intrusion Alarm System</i>								
Fire/Smoke Detection								
Generic, Digital	100%	Now	\$458,900	2040	**	1-3	\$23,800	
<i>Not in Service, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Main Office</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Main Office</i>								
<i>Explanation : The Building Is Currently Under Fire Watch. Fire Alarm System Is Scheduled To Be Upgraded.</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source Natural Gas	100%			2040	**	1		

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Conversion Equipment Hot Water Boiler	100%			2028	\$266,800	1	\$17,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 4 Units, Multi Temp</i>								
Distribution Hot Wtr Piping/Pump	100%			2046	**	4	\$2,600	
<i>Recent Replace Evident, Extent : Light, Area Affected : 20%</i>								
<i>Location : House Pump In Basement.</i>								
Terminal Devices Convactor/Radiator	100%			2035	**	1	\$11,500	
Air Conditioning								
Energy Source Electricity	100%			2038	**	1		
Conversion Equipment Interior Pkg Unit - Cooling	20%			2028	\$258,800	2	\$400	
Window/Wall Unit	15%			2025	\$10,800	1		
No Component	65%							
Heat Rejection Air Cooled Condenser Unit	20%			2030	\$4,900	2	\$4,900	
No Component	80%							
Ventilation								
Distribution Ductwork/Diffusers	50%			LIFE	**	2-5	\$15,600	
No Component	50%							
Exhaust Fans Roof	100%			2035	**	2	\$1,100	
Plumbing								
H/C Water Piping Galvanized Steel	100%			2035	**	1		
Water Heater Gas Fired	100%	0-2	\$1,100	2023	\$21,100	2	\$400	
<i>Malfunctioning, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Faulty Pilot In Boiler Room</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 1 Unit Multi Temp</i>								
Sanitary Piping Cast Iron	100%			LIFE	**	1		
<i>Blockage /Clogged, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Occasional Back Ups At House Trap In Basement.</i>								
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
Sump Pump(s) Non-Submersible	100%			2025	\$6,300	4	\$1,300	

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
	Sewage Ejector(s) Electric	100%			2030	\$12,000	4	\$2,500
	Backflow Preventer Generic	6%	4+	\$500	2030	\$500	1	\$100
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : Corrosion At Piping</i>						
	Generic	94%			2030	\$8,300	1	\$2,000
Fixtures								
	Generic	100%						
Fire Suppression								
	Sprinkler No Component	90%						
	Generic	10%			2050	**	1-2	\$1,000
Chemical System								
	Generic	98%			2025	\$26,700	1-3	\$4,000
	Generic	2%			2025	\$500	1-3	\$100

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Print Date : 13-Sep-2019

DEPT. OF HOMELESS SERVICES - FY 2020

Asset Name : FLATLANDS FAMILY RESIDENCE
Address : 10875 AVENUE D @ LINDEN BLVD.
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DHS0053.000 / 1949 **Yr Built/Renovated** : 1989 / 2010
Area Sq Ft : 68,625 **Project Type** : HOMELESS SERVICES
Date of Survey : 26-Jun-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1
Block : 3871 **Lot** : 101 **BIN** : 3332519

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$210,900	\$88,800
Interior Architecture		\$194,200
Electrical		\$789,200
Mechanical	\$211,800	\$849,300
Site Pavements		\$52,500
Total	\$422,700	\$1,973,900
Importance Code A	\$210,900	\$88,800
Importance Code B	\$211,800	\$1,821,500
Importance Code C		\$63,600
Total	\$422,700	\$1,973,900

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$22,900			\$9,600
Interior Architecture	\$31,700	\$8,700		\$9,700
Electrical	\$7,300	\$7,700	\$38,400	\$6,400
Mechanical	\$18,600	\$9,600	\$58,400	\$10,400
Site Pavements	\$6,400			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$90,800	\$30,000	\$100,700	\$40,100
Importance Code A	\$26,300	\$3,400	\$3,500	\$13,000
Importance Code B	\$60,800	\$23,000	\$97,200	\$27,000
Importance Code C	\$3,800	\$3,500		
Total	\$90,800	\$30,000	\$100,700	\$40,100



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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	85%			LIFE	**	5	\$75,500	
Masonry: Brick	15%	Now	\$83,800	LIFE	**	5	\$13,300	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Bulkheads</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Bulkheads</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Bulkheads, Throughout</i>								
Windows								
Aluminum	100%			2044	**	5	\$19,300	
Parapets								
Metal: Cage/Fence	100%	4+	\$18,400	2033	**	5	\$14,300	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Roof								
Metal Panel	30%	4+	\$4,500	2041	**			
<i>Deteriorated Finish, Extent : Light, Area Affected : 10%</i>								
<i>Location : Pyramid Roof Over Common Space</i>								
Modified Bitumen	70%	4+	\$127,100	2038	**			
<i>Blisters, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Debris Present, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Lower One Story Roof Areas</i>								
<i>Ponding, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Lower One Story Roof Areas</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Library, Security Office, Child Care Room B</i>								
Interior								
Floors								
Cast in Place Concrete	15%			LIFE	**	5	\$34,000	
Ceramic Tile	10%			2037	**	5	\$10,400	
Vinyl Tile	75%			2033	**	3	\$38,800	
Interior Walls								
Ceramic Tile	5%			2037	**	5	\$7,100	
Concrete Masonry Unit	10%			LIFE	**	5	\$5,700	
Glass: Single Pane	5%			LIFE	**	5	\$5,300	
Gypsum Board	75%			LIFE	**	5	\$63,600	
Masonry: Brick	5%			LIFE	**			
Ceilings								
Gypsum Board	100%	4+	\$22,000	LIFE	**	5	\$130,500	
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Library, Security Office, Child Care Room B</i>								

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Site Enclosure								
Fence/Gates								
Chain Link	75%			2048	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Property Perimeter</i>								
<i>Explanation : Steel Mesh Type Fence</i>								
Iron Picket	25%			2063	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2033	**			
On-Site Walkways								
Cast in Place Concrete	95%			2033	**			
Pavers/Stone	5%			2037	**			
Parking/Driveway								
Asphalt	100%	4+	\$3,800	2031	**			
<i>Potholes, Extent : Light, Area Affected : 10%</i>								
<i>Location : Parking Lot Area</i>								
Activity Yard								
Asphalt	35%			2037	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Side Yard Area</i>								
<i>Explanation : Basketball Court</i>								
Rubber Matting	65%	4+	\$2,600	2028	\$52,500			
<i>Worn/Eroded, Extent : Light, Area Affected : 15%</i>								
<i>Location : Play Ground Areas At Rear Of Building</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2038	**	5	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 2- Main Service Switches Rated At 1200 Amperes And 800 Amperes</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2038	**	5	\$300	
Raceway								
Conduit	100%			2038	**	1		
Panelboards								
Fused Disc Sw	2%			2036	**	5		
Molded Case Bkrs	98%			2036	**	5	\$1,800	
Wiring								
Thermoplastic	100%			2038	**	1		
Motor Controllers								
Locally Mounted	100%			2033	**	5	\$500	

Ground

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ground								
Grounding Devices Not Accessible	100%							
Lighting								
Interior Lighting Fluorescent	50%			2033	**	10	\$31,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
LED	50%			2033	**			
Egress Lighting								
Emergency, Battery	50%			2028	\$48,200	10	\$8,300	
Exit, Service	50%			2028	\$11,900	1		
Exterior Lighting								
LED	100%			2033	**			
Alarm								
Security System								
Generic	100%			2033	**	1	\$25,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : CCTV Surveillance Camera System</i>								
Fire/Smoke Detection								
Generic, Analog	100%			2028	\$740,900	1-3	\$42,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Bells, Smoke Detector, Manual Pull Station</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source Natural Gas	100%			2038	**	1		
Conversion Equipment								
Hot Water Boiler	100%			2033	**	1	\$33,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 2 Units</i>								
Distribution								
Hot Wtr Piping/Pump	100%	4+	\$5,200	2036	**	4	\$3,400	
<i>Corroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Pumps In Basement</i>								
Terminal Devices								
Air Handler	60%			2028	\$565,300	1	\$25,500	
Convactor/Radiator	40%			2033	**	1	\$8,900	
Air Conditioning								

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning								
Energy Source								
	Electricity	100%			2036	**	1	
Conversion Equipment								
	Exterior Pkg Unit - Cooling	30%			2023	\$162,800	2	\$1,300
			<i>Other Observation, Extent : Light, Area Affected : 40%</i>					
			<i>Location : Units Serve General Areas Only</i>					
			<i>Explanation : Multiple Roof Units</i>					
	Split Unit	10%			2028	\$143,000		
	Window/Wall Unit	20%			2023	\$27,900	1	
	No Component	40%						
Ventilation								
Distribution								
	Ductwork/Diffusers	20%			LIFE	**	2-5	\$7,700
	No Component	80%						
Exhaust Fans								
	Interior	10%			2028	\$23,800	2	\$200
	Roof	90%	4+	\$5,000	2028	\$100,100	2	\$1,500
			<i>Broken, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Roof</i>					
Plumbing								
H/C Water Piping								
	Brass/Copper	100%			2038	**	1	
Water Heater								
	Gas Fired	100%			2026	\$40,900	2	\$1,000
Sanitary Piping								
	Cast Iron	100%	Now	\$49,000	LIFE	**	1	
			<i>Blockage /Clogged, Extent : Severe, Area Affected : 30%</i>					
			<i>Location : Basement</i>					
			<i>Corroded, Extent : Moderate, Area Affected : 5%</i>					
			<i>Location : Main Stock Room And Plumbing Room</i>					
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
Sump Pump(s)								
	Non-Submersible	100%			2028	\$10,200	4	\$1,500
Sewage Ejector(s)								
	Electric	100%			2023	\$19,300	4	\$2,700
Fixtures								
	Generic	100%						
Vertical Transport								
Elevators								
	Hydraulic	100%			LIFE	**		
			<i>Other Observation, Extent : Light, Area Affected : 10%</i>					
			<i>Location : 1st To 2nd Floor Community Room</i>					
			<i>Explanation : One Unit</i>					
Fire Suppression								

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

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

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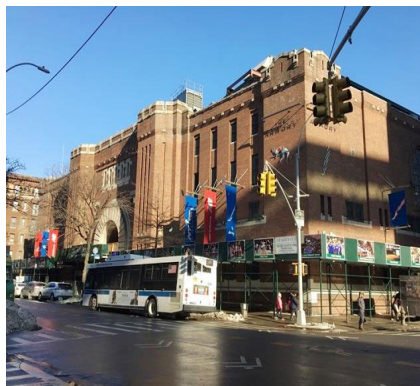
Print Date : 13-Sep-2019

DEPT. OF HOMELESS SERVICES - FY 2020

Asset Name : FORT WASHINGTON ARMORY SHELTER
Address : 216 FORT WASHINGTON AVENUE
Borough : MANHATTAN **Agency's Number** : MM040
Program / Asset # : DHS0067.000 / 4439 **Yr Built/Renovated** : 1909 / 2004
Area Sq Ft : 236,975 **Project Type** : HOMELESS SERVICES
Date of Survey : 09-Jan-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 2138 **Lot** : 79 **BIN** : 1063381

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$3,619,600	\$301,200
Interior Architecture	\$946,200	\$1,695,700
Electrical	\$663,200	\$5,741,100
Mechanical	\$639,500	\$6,490,000
Site Pavements	\$160,700	
Total	\$6,029,200	\$14,228,000
Importance Code A	\$4,068,800	\$1,839,600
Importance Code B	\$1,799,600	\$12,388,400
Importance Code C	\$160,700	
Total	\$6,029,200	\$14,228,000

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$28,500			
Interior Architecture	\$99,800	\$35,500		\$14,700
Electrical	\$20,900	\$25,000	\$29,000	\$26,000
Mechanical	\$63,300	\$66,500	\$141,300	\$90,900
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$216,600	\$130,800	\$174,200	\$135,600
Importance Code A	\$28,500	\$23,500	\$23,500	\$24,000
Importance Code B	\$186,800	\$106,800	\$150,800	\$111,600
Importance Code C	\$1,300	\$600		
Total	\$216,600	\$130,800	\$174,200	\$135,600



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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	Now	\$7,900	LIFE	**	5	\$33,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	51%			LIFE	**	5	\$68,900	
Masonry: Brick	12%	Now	\$153,000	LIFE	**	5	\$16,200	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 20%</i>								
<i>Location : South Facade</i>								
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 80%</i>								
<i>Location : West And South Facades</i>								
Masonry: Limestone	7%	Now	\$53,900	LIFE	**	5	\$7,100	
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Light, Area Affected : 5%</i>								
<i>Location : Multiple Locations Throughout</i>								
Metal Panel	10%	Now	\$50,700	2039	**	5	\$25,300	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : West Facade</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 65%</i>								
<i>Location : West Facade</i>								
Window Wall	15%			2055	**	5	\$76,000	
Windows								
Aluminum	10%			2051	**	5	\$3,000	
Steel	75%	Now	\$1,391,600	2054	**	5	\$140,100	1
<i>Bent/Warped Elements, Extent : Severe, Area Affected : 30%</i>								
<i>Location : South Facade And North Facade</i>								
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : South Facade And North Facade</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Loose/Miss Fasteners, Extent : Severe, Area Affected : 50%</i>								
<i>Location : South Facade And North Facade</i>								
Wood	5%			2045	**	5	\$14,900	
Wood	10%	Now	\$87,400	2054	**	5	\$14,900	1
<i>Deteriorated Finish, Extent : Severe, Area Affected : 20%</i>								
<i>Location : South Facade</i>								
<i>Thermally Inefficient, Extent : Severe, Area Affected : 60%</i>								
<i>Location : South Facade</i>								
<i>Split/Cracked, Extent : Severe, Area Affected : 20%</i>								
<i>Location : South Facade</i>								

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Parapets								
Cast Stone/Terra Cotta	8%	Now	\$14,600	LIFE	**	5	\$6,900	
<i>Crazing, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : North Facade And Throughout</i>								
Masonry: Brick	15%	Now	\$101,000	LIFE	**	5	\$1,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : West Facade</i>								
<i>Spalling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : West Facade</i>								
Masonry: Brick	19%	Now	\$51,200	LIFE	**	5	\$2,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Northwest Corner</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : South Facade - Leaning In Toward The Roof</i>								
Masonry: Brick	53%			LIFE	**	5	\$5,900	
Metal Panel	5%	Now	\$4,500	2049	**	5	\$1,100	
<i>Deformed/Dented, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Roof								
Built-Up (BUR)	26%	Now	\$450,000	2039	**			
<i>Blisters, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : West And East Ends</i>								
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 2%</i>								
<i>Location : West Side.</i>								
<i>Air/Water Blisters, Extent : Light, Area Affected : 5%</i>								
<i>Location : North Side, Tar Coating Is Delaminating From The Back Of Parapet Wall</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Over Drill Floor</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : West And East Ends</i>								
<i>Other Observation, Extent : Light, Area Affected : 15%</i>								
<i>Location : North Side</i>								
<i>Explanation : Pitch Pockets Leaking</i>								
Modified Bitumen	74%	Now	\$1,280,900	2039	**			
<i>Broken/Missing Elements, Extent : Light, Area Affected : 20%</i>								
<i>Location : East Side, Two Missing Roof Drain Strainers</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 80%</i>								
<i>Location : Over Drill Floor</i>								
Interior								

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

Architecture		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Interior									
Floors									
Carpet	3%			2030	\$123,800	3	\$18,600		
Cast in Place Concrete	5%			LIFE	**	5	\$33,900		
Ceramic Tile	5%	2-4	\$15,700	2032	**	5	\$7,800		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
Sheet Vinyl/Rubber	22%	0-2	\$42,200	2034	**	5	\$51,200		
<i>Adhesion Failure, Extent : Light, Area Affected : 5%</i>									
<i>Location : Main Entrance Lobby Of Armory</i>									
Terrazzo	2%			LIFE	**	5	\$4,800		
Traffic Topping	5%	Now	\$10,000	2029	\$200,500	5	\$9,700		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 100%</i>									
<i>Location : 4th Floor Epoxy With Sand Finish</i>									
Traffic Topping	20%	0-2	\$16,000	2034	**	5	\$38,800		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 2%</i>									
<i>Location : Portions Of Upper Drill Floor</i>									
Vinyl Tile	26%	Now	\$357,300	2034	**	3	\$30,200		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 50%</i>									
<i>Location : First And Second Floors</i>									
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>									
<i>Location : First And Second Floors</i>									
Wood	12%			2032	**	5	\$69,800		
<i>Dry Rot/Decay, Extent : Severe, Area Affected : 3%</i>									
<i>Location : Electrical Room</i>									
Interior Walls									
Cast in Place Concrete	5%			LIFE	**				
Cast Stone/Terra Cotta	5%			LIFE	**				
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : First Floor</i>									
<i>Explanation : Walls Of Mechanical Space</i>									
Ceramic Tile	3%			2032	**	5	\$1,200		
Gypsum Board	25%			LIFE	**	5	\$5,800		
Masonry: Brick	37%			LIFE	**				
Plaster	20%	Now	\$1,300	LIFE	**	5	\$2,300		
<i>Loose/Delam Surface, Extent : Light, Area Affected : 100%</i>									
<i>Location : Curved Walls At Main Public Stairway</i>									
Wood	5%			LIFE	**	5	\$7,800		

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTileSusp.Lay-In	10%	Now	\$26,200	2034	**	5	\$15,500	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : First And Second Floors</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 80%</i>								
<i>Location : First Floor Lobby</i>								
Exposed Concrete	5%	Now	\$26,000	LIFE	**	5	\$2,400	
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Boiler Room First Floor Of Shelter</i>								
<i>Paint Peeling, Extent : Severe, Area Affected : 70%</i>								
<i>Location : Electrical Room And Boiler Rooms In Shelter</i>								
Exposed Struc: Steel	5%			LIFE	**			
Gypsum Board	5%			LIFE	**	5	\$19,400	
Masonry: Infill Arch	5%			LIFE	**			
Plaster	20%			LIFE	**	5	\$38,800	
Wood	20%			LIFE	**	5	\$542,700	
Wood	30%	Now	\$546,600	LIFE	**	5	\$814,100	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Site Enclosure								
Fence/Gates								
Chain Link	100%			2049	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2042	**			
Parking/Driveway								
Cast in Place Concrete	100%	0-2	\$160,700	2034	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout Driveway</i>								

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

Under 600 Volts

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

Electrical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	50%			2029	\$41,000	5	\$500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 2000 Amperes</i>								
Fused Disc Sw	50%			2049	**	5	\$500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 2000 Amperes For Air Conditioning</i>								
Switchgear / Switchboard								
Fused Disc Sw	50%			2049	**	5	\$500	
Molded Case Bkrs	50%			2029	\$178,300	5	\$3,100	
Raceway								
Conduit	80%			2029	\$325,400	1		
Conduit	20%			2049	**	1		
Panelboards								
Molded Case Bkrs	25%			2045	**	5	\$1,600	
Molded Case Bkrs	75%			2028	\$280,500	5	\$4,700	
Wiring								
Thermoplastic	75%			2029	\$469,900	1		
Thermoplastic	25%			2049	**	1		
Motor Controllers								
Locally Mounted	100%			2027	\$779,900	5	\$1,600	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$3,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Under 1st Floor Stair</i>								
<i>Explanation : Main Water Pipe</i>								
Stand-by Power								
Transfer Switches								
Automatic	100%			2042	**	1	\$72,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 3rd Floor Electrical Room</i>								
<i>Explanation : 400 Amperes For Fire Pump</i>								
Generators								
Diesel	100%			2038	**	1	\$91,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 3rd Floor Generator Room - Track And Field Space</i>								
<i>Explanation : 250 Kilowatts</i>								
Batteries								
Lead/Acid	100%			2023	\$1,600	5	\$8,800	
Fuel Storage								
Main Tank	100%			2057	**	5	\$7,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
<i>Explanation : 600 Gallons</i>								

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting Fluorescent	70%			2029	\$2,842,800	10	\$152,100	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 20%</i>								
<i>Location : Shelter Area</i>								
<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 80%</i>								
<i>Location : Throughout</i>								
HID	25%			2034	**	10	\$1,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Arena Area</i>								
<i>Explanation : Metal Halide Lamps</i>								
Incandescent	5%			2029	\$203,100	2	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor</i>								
<i>Explanation : Incandescent Lamps Observed</i>								
Egress Lighting								
Emergency, Service Exit, LED	50%			2029	\$60,400	1		
	50%			2044	**	1		
Exterior Lighting								
HID	30%			2029	\$279,900	10	\$200	
No Component	70%							
Alarm								
Security System								
No Component	90%							
Generic	10%			2024	\$74,700	1	\$8,900	
Fire/Smoke Detection								
No Component	75%							
Generic, Analog	20%			2024	\$511,700	1-3	\$30,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Addressable Type</i>								
Generic, Analog	5%	Now	\$76,800	2029	\$127,900	1-3	\$6,600	
<i>Devices Missing, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Fitness Area</i>								
<i>Explanation : Vandalized Devices Are Causing False Alarms</i>								

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

Heating

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2039	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 6,000 Gallon Tank For No.2 Fuel</i>								
Conversion Equipment								
Steam Boiler	100%	Now	\$449,200	2027	\$1,497,400	1	\$211,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 3 Units / 1 Used For Domestic Hot Water / 1 Unit Needs Re-tubing</i>								
Distribution								
Steam Piping/Pump	100%			2039	**			
Terminal Devices								
Convactor/Radiator	100%			2034	**	1	\$76,500	
Air Conditioning								
Energy Source								
Electricity	80%			2037	**	1		
Natural Gas	20%			2049	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Serves 3rd Floor Track And 4th Floor Bleachers</i>								
Conversion Equipment								
Absorption	20%			2034	**	1	\$51,300	
Chiller/Direct Fire								
Interior Pkg Unit - Cooling	10%			2027	\$865,100	2	\$1,500	
Exterior Pkg Unit - Cooling	20%			2029	\$374,700	2	\$2,900	
Split Unit	45%			2029	\$2,222,600			
Window/Wall Unit	5%			2024	\$24,100	1		
Distribution								
CW & CHW Wtr Pipe/Pump	15%			2049	**	4	\$2,600	
Ductwork/Diffusers	75%			LIFE	**	2	\$231,200	
No Component	10%							
Terminal Devices								
Fan Coil - 2 Pipe	20%			2034	**	1	\$15,300	
No Component	80%							
Heat Rejection								
Water Cooling Tower	20%			2030	\$175,600	2	\$47,700	
No Component	80%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$132,100	
Exhaust Fans								
Interior	100%			2029	\$823,200	2	\$7,300	

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

Asset # : 4439

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
H/C Water Piping Brass/Copper	100%			2039	**	1		
Water Heater Gas Fired	91%	Now	\$51,400	2029	\$128,400	2	\$2,500	
		<i>Broken, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Boiler Room</i>						
		<i>Not in Service, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Boiler Room</i>						
Gas Fired	9%			2029	\$12,700	2	\$300	
HW Heat Exchanger Steam Fired	56%	0-2	\$41,300	2029	\$206,300	4	\$13,100	
		<i>Other Observation, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Boiler Room</i>						
		<i>Explanation : Domestic Coil In Boiler / No Storage / Inadequate Hot Water Supply</i>						
Steam Fired	44%			2059	**	4	\$10,300	
Sanitary Piping Cast Iron	100%			LIFE	**	1		
Storm Drain Piping Cast Iron	100%	Now	\$24,100	LIFE	**	1		
		<i>Leak Evident, Extent : Moderate, Area Affected : 10%</i>						
		<i>Location : 3rd And 4th Floor</i>						
Sump Pump(s) Non-Submersible	100%			2029	\$35,300	4	\$7,500	
Sewage Ejector(s) Electric	100%			2024	\$66,600	4	\$9,400	
Backflow Preventer Generic	100%			2029	\$58,800	1	\$14,500	
Fixtures Generic	100%							
Vertical Transport								
Elevators Hydraulic	100%			LIFE	**			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : 1st To 4th Floor</i>						
		<i>Explanation : 1 Unit</i>						
Fire Suppression								
Standpipe Generic	100%			2049	**	1-5	\$119,500	
Sprinkler Generic	100%			2049	**	1-2	\$66,400	
Fire Pump Generic	100%			2032	**	1	\$44,300	

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Print Date : 13-Sep-2019

DEPT. OF HOMELESS SERVICES - FY 2020

Asset Name : FRANKLIN WOMENS SHELTER
Address : 1122 FRANKLIN AVENUE @ E. 166 ST.
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DHS0041.000 / 1940 **Yr Built/Renovated** : 1919 / 2001
Area Sq Ft : 141,400 **Project Type** : HOMELESS SERVICES
Date of Survey : 01-Aug-2017 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Basement, Roof, Floors M,1,2,3,4,5
Block : 2613 **Lot** : 1 **BIN** : 2004260

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$457,300	\$330,100
Interior Architecture	\$683,600	\$514,200
Electrical		\$3,393,800
Mechanical	\$578,400	\$502,900
Site Pavements	\$54,400	
Total	\$1,773,700	\$4,740,800
Importance Code A	\$457,300	\$330,100
Importance Code B	\$1,242,600	\$4,410,800
Importance Code C	\$73,800	
Total	\$1,773,700	\$4,740,800

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$21,900			\$6,000
Interior Architecture	\$92,700	\$4,000	\$8,000	\$4,000
Electrical	\$42,600	\$14,600	\$18,800	\$14,000
Mechanical	\$37,300	\$29,900	\$72,300	\$54,300
Elevators/Escalators	\$4,900	\$4,900	\$4,900	\$4,900
Total	\$199,500	\$53,500	\$104,000	\$83,200
Importance Code A	\$35,900	\$14,100	\$15,300	\$20,100
Importance Code B	\$132,900	\$39,300	\$88,700	\$63,100
Importance Code C	\$30,700			
Total	\$199,500	\$53,500	\$104,000	\$83,200



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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	30%	Now	\$57,500	LIFE	**	5	\$84,000	
<i>Efflorescence, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : South Facade</i>								
<i>Graffiti, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Franklin Ave</i>								
Masonry: Brownstone	59%			LIFE	**	5	\$123,900	
<i>Efflorescence, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Above Main Entry</i>								
Slate Panels	11%	0-2	\$182,800	LIFE	**	5	\$23,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Window Sills</i>								
Windows								
Aluminum	70%			2044	**	5	\$11,900	
Aluminum	10%	Now	\$16,200	2036	**	5	\$900	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Screens At Tower Floors</i>								
<i>Other Observation, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Tower Floors</i>								
<i>Explanation : Bird Contamination</i>								
Bronze/Brass	5%			2036	**	5	\$5,300	
Metal Clad	15%	2-4	\$3,000	2036	**	5	\$8,000	
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Above Drill Floor</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Above Drill Floor</i>								
<i>Explanation : Copper Windows</i>								
Parapets								
Masonry: Brick	90%			LIFE	**	5	\$35,300	
Masonry: Brownstone	10%			LIFE	**	5	\$9,500	

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Modified Bitumen	35%			2033	**	10	\$60,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Fourth Floor Roof</i>								
<i>Explanation : No Access, No Leaks Below</i>								
Single Ply Membrane	50%	0-2	\$156,100	2033	**			
<i>Adhesion Failure, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Drill Roof, Walking Pads Scattered Throughout</i>								
<i>Drains Clogged, Extent : Light, Area Affected : 20%</i>								
<i>Location : Drill Roof</i>								
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Drill Roof Throughout</i>								
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Drill Roof, West Side</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : East Drill Roof</i>								
Skylight, Metal/Glass	15%			2048	**	10	\$86,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Fourth Floor Roof</i>								
<i>Explanation : No Access, No Leaks In Fourth Floor</i>								
Soffits								
Masonry: Brownstone	100%			LIFE	**	5		
<i>Efflorescence, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Main Entry, South Entry</i>								

Interior

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior Floors								
Cast in Place Concrete	44%			LIFE	**	5	\$205,400	
			<i>Worn/Eroded, Extent : Moderate, Area Affected : 5%</i>					
			<i>Location : Main Level</i>					
Ceramic Tile	2%	0-2	\$1,900	2031	**	5	\$2,100	
			<i>Broken/Missing Elements, Extent : Severe, Area Affected : 5%</i>					
			<i>Location : Main Level Shower Room, Lobby</i>					
			<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>					
			<i>Location : Lobby</i>					
			<i>Recent Repair Evident, Extent : Light, Area Affected : 5%</i>					
			<i>Location : Drill Floor Communal Shower</i>					
Ceramic Tile	3%			2041	**	5	\$6,400	
			<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Bathrooms - Floors 2, 3, 4</i>					
Panel/Paver: Cer/Brk	5%			2036	**	5	\$24,000	
Quarry Tile	5%			2033	**	5	\$16,000	
Steel Plate	1%	Now	\$4,400	LIFE	**	1		
			<i>Broken/Missing Elements, Extent : Severe, Area Affected : 2%</i>					
			<i>Location : Boiler Room, Bottom Stair</i>					
Vinyl Tile	15%			2028	\$308,800	3	\$12,000	
			<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>					
			<i>Location : Throughout</i>					
			<i>Recent Repair Evident, Extent : Light, Area Affected : 15%</i>					
			<i>Location : Throughout</i>					
			<i>Uneven Substrate, Extent : Moderate, Area Affected : 5%</i>					
			<i>Location : Room 402</i>					
			<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>					
			<i>Location : Throughout</i>					
Vinyl Tile	15%			2033	**	3	\$16,000	
Wood	10%	Now	\$399,300	2068	**	5	\$20,000	
			<i>Broken/Missing Elements, Extent : Severe, Area Affected : 20%</i>					
			<i>Location : 5th Floor, Drill Floor Balcony, Boiler Room</i>					
			<i>Dry Rot/Decay, Extent : Severe, Area Affected : 20%</i>					
			<i>Location : 5th Floor, Drill Floor Balcony, Boiler Room</i>					
			<i>Other Observation, Extent : Moderate, Area Affected : 50%</i>					
			<i>Location : Gas Meter Room</i>					
			<i>Explanation : Debris Throughout</i>					

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Cast Stone/Terra Cotta	5%			LIFE	**			
Ceramic Tile	5%			2041	**	5	\$8,300	
<i>Recent Replace Evident, Extent : Light, Area Affected : 75%</i>								
<i>Location : Bathroom - Floors 2, 3, 4</i>								
Concrete Masonry Unit	5%			LIFE	**	5	\$3,300	
Gypsum Board	30%			LIFE	**	5	\$30,000	
Masonry: Brick	20%	Now	\$73,800	LIFE	**			
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 3%</i>								
<i>Location : Drill Floor Balcony East Facade, Ml Shift Office</i>								
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 3%</i>								
<i>Location : Drill Floor Balcony East Facade, Ml Shift Office</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Drill Floor Balcony East Facade</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Drill Floor Balcony East Facade</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 3%</i>								
<i>Location : Drill Floor Balcony East Facade, Ml Shift Office</i>								
Plaster	35%	Now	\$26,600	LIFE	**	5	\$17,500	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>								
<i>Location : 5th Floor Storage</i>								
<i>Diagonal Cracks, Extent : Severe, Area Affected : 5%</i>								
<i>Location : 5th Floor Storage</i>								
<i>Paint Peeling, Extent : Severe, Area Affected : 10%</i>								
<i>Location : 5th Floor Storage</i>								

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTileSusp.Lay-In	10%			2041	**	5	\$21,300	
AcousTileSusp.Lay-In	1%	0-2	\$400	2041	**	5	\$1,100	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Main Level Kitchen</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : 2nd Floor Corridor</i>								
Exposed Concrete	10%	Now	\$155,800	LIFE	**	5	\$3,300	
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Area In And Next To Generator Room</i>								
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Area In And Next To Generator Room</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Main Level Storage Next To Generator</i>								
Exposed Struc: Steel	40%			LIFE	**			
Exposed Struc: Wood	18%	Now	\$54,700	LIFE	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Drill Room Ceiling</i>								
Masonry:Vault Struct	5%			LIFE	**			
Plaster	4%	Now	\$25,400	LIFE	**	5	\$5,300	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i>								
<i>Location : 5th Floor</i>								
<i>Paint Peeling, Extent : Severe, Area Affected : 100%</i>								
<i>Location : 5th Floor</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 5th Floor</i>								
Plaster	12%			LIFE	**	5	\$16,000	
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2063	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	\$54,400	2033	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
On-Site Walkways								
Pavers/Stone	100%			2031	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Entry Stairs</i>								
<i>Explanation : Brownstone</i>								

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

Under 600 Volts

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Under 600 Volts								
Service Equipment								
	Fused Disc Sw	30%			2028	\$13,400	5	\$200
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Electrical Room</i>					
			<i>Explanation : One 2000 Amperes For Service # 1</i>					
	Fused Disc Sw	5%			2028	\$2,200	5	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Electrical Room</i>					
			<i>Explanation : One 400 Amperes For Fire Pump</i>					
	Molded Case Bkrs	65%			2028	\$29,000	5	\$2,400
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Electrical Room</i>					
			<i>Explanation : Two 1600 Amperes For Service No.2</i>					
Switchgear / Switchboard								
	Fused Disc Sw	50%			2028	\$83,200	5	\$300
	Molded Case Bkrs	50%			2028	\$83,200	5	\$1,900
Raceway								
	Conduit	40%			2038	**	1	
	Conduit	60%			2028	\$103,500	1	
Panelboards								
	Fused Disc Sw	5%			2044	**	5	\$200
	Molded Case Bkrs	95%			2036	**	5	\$3,500
Wiring								
	Thermoplastic	100%			2038	**	1	
Motor Controllers								
	Locally Mounted	70%			2033	**	5	\$700
	Locally Mounted	30%			2026	\$42,300	5	\$300
Ground								
Grounding Devices								
	Generic	100%			LIFE	**	5	\$2,100
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : At Water Main</i>					
			<i>Explanation : Corroded</i>					
Stand-by Power								
Transfer Switches								
	Automatic	90%			2033	**	1	\$39,200
	Automatic	5%			2033	**	1	\$2,200
			<i>Other Observation, Extent : Light, Area Affected : 5%</i>					
			<i>Location : Mechanical Room</i>					
			<i>Explanation : 20 Hp For Fire Pump</i>					
	Automatic	5%			2033	**	1	\$2,200
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Transfer Switch Room</i>					
			<i>Explanation : 30 Amperes For Fire Alarm</i>					

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Stand-by Power								
Generators								
Diesel	100%			2031	**	1	\$54,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : One 100 Kilowatts</i>								
Batteries								
Lead/Acid	100%			2021	\$1,700	5	\$5,200	
Fuel Storage								
Day Tank								
	20%			2036	**	5	\$5,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : 180 Gallons</i>								
Main Tank								
	80%			2043	**	5	\$3,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Underground</i>								
<i>Explanation : 15000 Gallon Tank</i>								
Lighting								
Interior Lighting								
Fluorescent								
	85%			2028	\$2,260,500	10	\$111,100	
<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
HID								
	5%	Now	\$19,800	2038	**			
<i>Damaged Fixtures, Extent : Moderate, Area Affected : 4%</i>								
<i>Location : Main Hall, Recreation And Several Dormitory Areas</i>								
HID								
	10%			2033	**	10	\$500	
Egress Lighting								
Emergency, Service								
	50%			2028	\$39,800	1		
Exit, Service								
	50%			2028	\$27,000	1		
Exterior Lighting								
HID								
	10%			2028	\$60,600	10		
No Component								
	90%							
Alarm								
Security System								
No Component								
	60%							
Generic								
	40%			2028	\$194,200	1	\$21,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : At All Entrances And Exits, Including Common Areas</i>								
<i>Explanation : Fixed Cameras</i>								
Fire/Smoke Detection								
No Component								
	75%							
Generic, Analog								
	25%			2028	\$415,500	1-3	\$21,800	

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

Heating

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

Estimates are rounded to the nearest hundred dollars.

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Electricity	1%			2038	**	1		
Interruptible Gas/Dual Fuel	99%			2038	**	1		
Conversion Equipment								
Radiant Heater	1%			2028	\$26,900	2	\$700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Shift And Genenerator Rooms</i>								
<i>Explanation : 5 Units</i>								
Steam Boiler	99%			2033	**	1	\$139,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 2 Units. Boilers 1 And 2 Have Plugged Tubes. 2 Plugged Tubes Each.</i>								
Distribution								
Ductwork/Diffusers	10%			LIFE	**	2-5	\$7,900	
Ductwork/Diffusers	5%	Now	\$198,800	LIFE	**	2-5	\$4,000	
<i>Insul. Deteriorating, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout 1st Floor Drill Room</i>								
Steam Piping/Pump	83%			2038	**			
Steam Piping/Pump	2%	Now	\$300	2058	**			
<i>Insul. Deteriorating, Extent : Light, Area Affected : 50%</i>								
<i>Location : 1st Floor Drill Room By Hv1</i>								
<i>Leak Evident, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Basement Boiler Room</i>								
Terminal Devices								
Air Handler	15%			2028	\$319,600	1	\$13,200	
Convactor/Radiator	70%			2033	**	1	\$32,200	
Unit Heater - Steam	7%			2028	\$37,900	4	\$900	
Unit Heater - Steam	8%	Now	\$43,300	2038	**	4	\$1,000	
<i>Unit Inoperable, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Drill Room Mezzanine</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Drill Room Mezzanine</i>								
<i>Explanation : 10 Units Not Working</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2036	**	1		
Conversion Equipment								
Window/Wall Unit	10%			2023	\$31,600	1		
No Component	90%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$79,500	
Exhaust Fans								
Interior	50%			2023	\$269,500	2	\$2,200	
Roof	50%			2033	**	2	\$2,200	

Plumbing

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
H/C Water Piping								
Brass/Copper	75%			2038	**	1		
Galvanized Steel	25%			2033	**	1		
Water Heater								
Electric	50%			2026	\$66,700	4	\$600	
		<i>Other Observation, Extent : Light, Area Affected : 50%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : 3 Units Capacity 80 Gallons</i>						
Electric	50%			2023	\$66,700	4	\$400	
		<i>Other Observation, Extent : Light, Area Affected : 50%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : 3 Units Capacity 350 Gallons</i>						
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Submersible	100%			2021	\$5,100	4	\$4,500	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement Sprinkler Room</i>						
		<i>Explanation : 1 Unit</i>						
Sewage Ejector(s)								
Electric	100%			2028	\$43,300	4	\$5,600	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement Storage Room 1</i>						
		<i>Explanation : 2 Pumps</i>						
Backflow Preventer								
No Component	50%							
Generic	50%			2033	**	1	\$4,400	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : Serves Fire Suppression Only</i>						
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	**			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : 1st : 3rd Floor</i>						
		<i>Explanation : 1 Unit, Not In Service, Not Operational, Decommissioned.</i>						
Fire Suppression								
Standpipe								
Generic	100%			2054	**	1-5	\$74,500	
Sprinkler								
Generic	100%			2054	**	1-2	\$39,900	
Fire Pump								
Generic	100%			2041	**	1	\$26,600	

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

Print Date : 13-Sep-2019 **DEPT. OF HOMELESS SERVICES - FY 2020**

Asset Name : FREEMAN HOUSES / SENECA ANNEX
 Address : 999 FREEMAN STREET @ LONGFELLOW AVE.
 Borough : BRONX Agency's Number : N/A
 Program / Asset # : DHS0065.000 / 3015 Yr Built/Renovated : 1919 / 2009
 Area Sq Ft : 28,452 Project Type : HOMELESS SERVICES
 Date of Survey : 06-Dec-2017 Landmark Status : NONE
 Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,2
 Block : 3007 Lot : 1 BIN : 2010906

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$272,600	
Interior Architecture	\$47,600	
Electrical	\$448,000	
Mechanical	\$107,100	\$193,900
Total	\$875,200	\$193,900
Importance Code A	\$379,600	
Importance Code B	\$495,500	\$193,900
Total	\$875,200	\$193,900

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$38,000			\$2,400
Interior Architecture	\$36,900	\$3,200		\$800
Electrical	\$300	\$1,200	\$800	\$4,600
Mechanical	\$11,600	\$3,600	\$4,800	\$8,100
Total	\$86,900	\$8,000	\$5,600	\$15,900
Importance Code A	\$38,000	\$1,400	\$1,400	\$3,900
Importance Code B	\$24,100	\$6,600	\$4,200	\$12,100
Importance Code C	\$24,800			
Total	\$86,900	\$8,000	\$5,600	\$15,900



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DEPT. OF HOMELESS SERVICES - 071
FREEMAN HOUSES / SENECA ANNEX
Asset # : 3015

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Iron	3%			LIFE	**			
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$17,800	
Masonry: Brick	47%	Now	\$13,500	LIFE	**	5	\$21,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	5%	Now	\$13,000	LIFE	**	5	\$1,700	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Window Sills And Trims</i>								
Metal/Glass Curt Wall	5%	Now	\$37,700	LIFE	**	5	\$4,300	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Stucco Cement	35%	Now	\$48,100	2034	**	5	\$19,900	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout, Below Window Sills</i>								
Windows								
Aluminum	90%	Now	\$110,600	2045	**	5	\$6,300	
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Metal Clad	10%	Now	\$76,200	2054	**	5	\$4,400	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Stairs</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Stairs</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Stairs</i>								
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$1,900	
Masonry: Brick	30%	Now	\$4,400	LIFE	**	5	\$1,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : North Parapet</i>								
Metal Cornice	15%			2044	**	10	\$2,400	
Stucco Cement	50%	Now	\$6,600	2046	**	5	\$3,200	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 15%</i>								
<i>Location : Throughout</i>								

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DEPT. OF HOMELESS SERVICES - 071
FREEMAN HOUSES / SENECA ANNEX
Asset # : 3015

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Modified Bitumen	97%			2037	**	10	\$12,600	
Skylight, Metal/Glass	3%			2055	**	10	\$1,300	
Soffits								
Cast in Place Concrete	10%			LIFE	**	5	\$400	
Metal Panel	90%	4+	\$500	2039	**	5	\$1,200	
<i>Paint Peeling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$4,700	
<i>Paint Peeling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	15%	Now	\$6,500	2038	**	5	\$3,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	15%	Now	\$5,700	2034	**	3	\$2,400	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Wood	65%	Now	\$47,600	2044	**	5	\$26,000	
<i>Deteriorated Finish, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Ceramic Tile	25%	Now	\$24,800	2032	**	5	\$8,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Concrete Masonry Unit	5%			LIFE	**	5	\$1,400	
Gypsum Board	50%			LIFE	**	5	\$20,700	
Masonry: Brick	5%			LIFE	**			
Plaster	15%			LIFE	**	5	\$3,100	

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DEPT. OF HOMELESS SERVICES - 071
FREEMAN HOUSES / SENECA ANNEX
Asset # : 3015

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTileSusp.Lay-In	15%			2042	**	5	\$6,400	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Recreation Room In Basement</i>								
Exposed Struc: Steel	5%			LIFE	**			
Gypsum Board	60%			LIFE	**	5	\$31,900	
Plaster	20%			LIFE	**	5	\$5,300	
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2064	**			
Retaining Walls								
Cast in Place Concrete	100%			2049	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2034	**			
On-Site Walkways								
Cast in Place Concrete	100%			2034	**			
Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2039	**	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room.</i>								
<i>Explanation : The Service Equipment Is Composed Of 2- Main Service Switches Rated At 400 Amperes And 600 Amperes.</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2039	**	5	\$100	
Raceway								
Conduit	100%			2039	**	1		
Panelboards								
Fused Disc Sw	2%			2037	**	5		
Molded Case Bkrs	98%			2037	**	5	\$700	
Wiring								
Thermoplastic	100%			2039	**	1		
Motor Controllers								
Locally Mounted	100%			2034	**	5	\$200	
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								

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DEPT. OF HOMELESS SERVICES - 071
FREEMAN HOUSES / SENECA ANNEX
Asset # : 3015

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Interior Lighting Fluorescent	30%	0-2	\$146,300	2039	**			
<i>Obsolete Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout Building.</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Corridors, 1st Floor</i>								
<i>Explanation : T-12 Lamps</i>								
Fluorescent	50%			2037	**	10	\$13,000	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout Building.</i>								
Incandescent	20%	0-2	\$97,500	2039	**	2	\$100	
<i>Obsolete Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Inside Apartments.</i>								
Egress Lighting								
Emergency, Battery	50%			2034	**	10	\$3,400	
Exit, Service	50%			2034	**	1		
Exterior Lighting								
HID	100%	Now	\$112,000	2039	**			
<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Building Perimeter.</i>								
Alarm								
Security System								
No Component	70%							
Generic	30%			2029	\$26,900	1	\$3,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Lobby, Outside, Basement</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%	0-2	\$92,200	2039	**	1-3	\$4,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways.</i>								
<i>Explanation : Alarm Bells, Strobe Lights, Horns And Smoke Detectors. Obsolete System.</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source Natural Gas	100%			2039	**	1		
Conversion Equipment								
Hot Water Boiler	100%	Now	\$107,100	2042	**	1	\$12,700	
<i>Malfunctioning, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
Distribution								
Hot Wtr Piping/Pump	100%			2037	**	4	\$2,100	

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DEPT. OF HOMELESS SERVICES - 071
FREEMAN HOUSES / SENECA ANNEX
Asset # : 3015

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Heating								
	Terminal Devices							
	Convactor/Radiator	100%			2034	**	1	\$9,200
Air Conditioning								
	Energy Source							
	Electricity	100%			2037	**	1	
	Conversion Equipment							
	Interior Pkg Unit - Cooling	10%	Now	\$5,200	2030	\$103,900	2	\$100
				<i>Not in Service, Extent : Severe, Area Affected : 10%</i>				
				<i>Location : Sub-basement Boiler Room And basement</i>				
	Window/Wall Unit	10%			2024	\$5,800	1	
	No Component	80%						
Ventilation								
	Distribution							
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$15,900
	Exhaust Fans							
	Roof	90%			2029	\$41,500	2	\$800
	Roof	10%	Now	\$4,600	2039	**	2	\$100
				<i>Broken, Extent : Severe, Area Affected : 100%</i>				
				<i>Location : Roof Fan Needs Replacement</i>				
Plumbing								
	H/C Water Piping							
	Galvanized Steel	100%			2034	**	1	
	HW Heat Exchanger							
	HTHW/HW	100%			2029	\$48,500		
	Sanitary Piping							
	Cast Iron	100%			LIFE	**	1	
	Storm Drain Piping							
	Cast Iron	100%			LIFE	**	1	
	Sump Pump(s)							
	Submersible	100%			2022	\$900	4	\$900
	Fixtures							
	Generic	100%						
Fire Suppression								
	Sprinkler							
	No Component	95%						
	Generic	5%			2039	**	1-2	\$400

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Print Date : 13-Sep-2019

DEPT. OF HOMELESS SERVICES - FY 2020

Asset Name : GEORGE DALY HOUSE
Address : 269 EAST 4TH STREET
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DHS0096.000 / 14741 **Yr Built/Renovated** : 1925 /
Area Sq Ft : 30,000 **Project Type** : HOMELESS SERVICES
Date of Survey : 15-Dec-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4
Block : 387 **Lot** : 49 **BIN** : 1004651

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$147,000	\$37,600
Interior Architecture		\$46,400
Electrical		\$264,100
Mechanical		\$341,100
Total	\$147,000	\$689,200
Importance Code A	\$147,000	\$37,600
Importance Code B		\$651,600
Total	\$147,000	\$689,200

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$61,200			\$5,000
Interior Architecture		\$13,600	\$2,700	
Electrical	\$4,100	\$8,700	\$4,100	\$21,000
Mechanical	\$9,500	\$4,000	\$7,300	\$67,700
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$78,800	\$30,200	\$18,000	\$97,600
Importance Code A	\$62,700	\$1,500	\$1,500	\$6,600
Importance Code B	\$16,100	\$28,800	\$16,500	\$91,000
Importance Code C				
Total	\$78,800	\$30,200	\$18,000	\$97,600



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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPT. OF HOMELESS SERVICES - 071
GEORGE DALY HOUSE
Asset # : 14741

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	25%	4+	\$8,500	LIFE	**	5	\$13,400	
<i>rusting Masonry Supt, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : North Facade Window Lintels</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : North Facade Near Downspout</i>								
Masonry: Brick	20%			LIFE	**	5	\$10,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : West Facade</i>								
<i>Explanation : Stucco On Brick</i>								
Masonry: Brick	25%			LIFE	**	5	\$13,400	
Masonry: Granite	5%	Now	\$33,200	LIFE	**	5	\$2,000	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : South Facade At Building Base</i>								
Masonry: Limestone	12%	Now	\$147,000	LIFE	**	5	\$4,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : South Facade Cornice</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : South Facade</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : South Facade</i>								
Metal Panel	5%			2049	**	5-10	\$18,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof Bulkhead</i>								
<i>Explanation : Metal Siding</i>								
Pre-Cast Concrete	3%			LIFE	**	5	\$5,200	
Stucco Cement	5%	4+	\$4,100	2042	**	5	\$3,400	
<i>Diagonal Cracks, Extent : Light, Area Affected : 2%</i>								
<i>Location : West Facade</i>								
Windows								
Aluminum	100%			2045	**	5	\$12,200	
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Parapets								
Masonry: Brick	95%			LIFE	**	5	\$3,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Covered With Metal Panels</i>								
Pre-Cast Concrete	5%			LIFE	**	5	\$1,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Covered With Metal Coping</i>								

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DEPT. OF HOMELESS SERVICES - 071
GEORGE DALY HOUSE
Asset # : 14741

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Roof								
Modified Bitumen	98%			2037	**	10	\$24,800	
Skylight, Metal/Glass	2%	Now	\$15,600	2049	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Roof Stair</i>								
Soffits								
Stucco Cement	100%			2034	**	5		
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$11,600	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Pump Room</i>								
Ceramic Tile	10%			2038	**	5	\$5,300	
Quarry Tile	5%			2042	**	5	\$4,000	
Vinyl Tile	75%			2034	**	3	\$14,900	
Interior Walls								
Cast in Place Concrete	5%			LIFE	**			
Gypsum Board	75%			LIFE	**	5	\$21,800	
Plaster	20%			LIFE	**	5	\$2,900	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Dining Room In Basement, Room 4d</i>								
Ceilings								
AcousTileSusp.Lay-In	25%			2042	**	5	\$13,200	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Fourth Floor Corridor</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Fourth Floor Corridor</i>								
Exposed Concrete	5%			LIFE	**	5	\$400	
Gypsum Board	70%			LIFE	**	5	\$46,400	
Site Enclosure								
Fence/Gates								
Aluminum Rail	5%			2042	**	5-10		
Chain Link	95%			2049	**			
Retaining Walls								
Cast in Place Concrete	100%			2064	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2042	**			
On-Site Walkways								
Cast in Place Concrete	100%			2034	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Rear Yard</i>								
Parking/Driveway								
Asphalt	100%			2038	**			

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DEPT. OF HOMELESS SERVICES - 071
GEORGE DALY HOUSE
Asset # : 14741

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2039	**	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated At 1200 Amperes</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2039	**	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 3- Vertical Sections</i>								
Raceway								
Conduit	100%			2039	**	1		
Panelboards								
Molded Case Bkrs	100%			2037	**	5	\$800	
Wiring								
Thermoplastic	100%			2039	**	1		
Motor Controllers								
Locally Mounted	100%			2027	\$58,500	5	\$200	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$400	
Stand-by Power								
Transfer Switches								
Automatic	100%			2034	**	1	\$9,200	
Generators								
Diesel	100%			2032	**	1	\$11,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : Emergency Generator Rated At 150 Kilowatts</i>								
Batteries								
Lead/Acid	100%			2022	\$1,600	5	\$1,100	
Fuel Storage								
Day Tank	50%			2037	**	5	\$2,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : 100 Gallon Capacity</i>								
Main Tank	50%			2044	**	5	\$400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 275 Gallon Capacity</i>								

Lighting

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DEPT. OF HOMELESS SERVICES - 071
GEORGE DALY HOUSE
Asset # : 14741

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Interior Lighting								
Fluorescent	50%			2034	**	10	\$13,800	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	10%			2034	**	10	\$2,800	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Lobby</i>								
Fluorescent	40%			2029	\$205,600	10	\$11,000	
<i>T-9 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Bedrooms</i>								
Egress Lighting								
Emergency, Service	50%			2034	**	1		
Exit, Service	50%			2034	**	1		
Exterior Lighting								
HID	30%			2034	**	10		
No Component	70%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2037	**	1	\$3,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways, Lobby And Outside</i>								
<i>Explanation : CCTV Surveillance Cameras And Panic Doors</i>								
Fire/Smoke Detection								
Generic, Digital	100%			2034	**	1-3	\$18,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Manual Pull Stations, Strobe Lights, Smoke Detectors And Alarm Bells</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2039	**	1		
Conversion Equipment								
Hot Water Boiler	100%			2034	**	1	\$14,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 2 Units</i>								
Distribution								
Hot Wtr Piping/Pump	100%			2037	**	4	\$2,200	
Terminal Devices								
Convactor/Radiator	90%			2034	**	1	\$8,700	
Fan Coil Unit/Heat	10%			2029	\$43,900	1	\$1,000	

Air Conditioning

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DEPT. OF HOMELESS SERVICES - 071
GEORGE DALY HOUSE
Asset # : 14741

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning								
Energy Source								
	Electricity	100%			2037	**	1	
Conversion Equipment								
	Interior Pkg Unit - Cooling	20%			2027	\$219,000	2	\$400
	Window/Wall Unit	15%			2024	\$9,200	1	
	No Component	65%						
Ventilation								
Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$16,700
Exhaust Fans								
	Interior	75%			2029	\$78,200	2	\$700
	Roof	25%			2029	\$12,200	2	\$200
Plumbing								
H/C Water Piping								
	Galvanized Steel	100%			2034	**	1	
Water Heater								
	Gas Fired	100%	Now	\$3,600	2024	\$17,900	2	\$300
<i>Not in Service, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : 1 Of 2 Units Is Not Working In The Basement</i>								
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
Sewage Ejector(s)								
	Electric	100%			2024	\$8,400	4	\$1,200
Backflow Preventer								
	Generic	100%			2029	\$7,400	1	\$1,800
Fixtures								
	Generic	100%						
Vertical Transport								
Elevators								
	Hydraulic	100%			LIFE	**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To 4th Floor</i>								
<i>Explanation : 1 Unit</i>								
Fire Suppression								
Sprinkler								
	Generic	100%			2039	**	1-2	\$8,400
Fire Pump								
	Generic	100%			2025	\$18,900	1	\$5,600
Chemical System								
	Generic	100%			2024	\$27,200	1-3	\$4,000

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Print Date : 13-Sep-2019

DEPT. OF HOMELESS SERVICES - FY 2020

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 : 20-Apr-2016 **Landmark Status** : NONE
Areas Surveyed : Basement, Floors 1,3
Block : 2105 **Lot** : 1 **BIN** : 1076737

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Electrical	\$101,900	\$1,378,800
Mechanical	\$324,000	\$916,500
Total	\$425,900	\$2,295,300
Importance Code A	\$271,700	
Importance Code B	\$154,200	\$2,295,300
Total	\$425,900	\$2,295,300

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$34,500	\$23,700		
Interior Architecture	\$79,800	\$1,000		\$4,500
Electrical	\$41,400	\$3,000	\$2,900	\$3,700
Mechanical	\$35,100	\$52,600	\$14,000	\$7,600
Total	\$190,800	\$80,200	\$16,900	\$15,800
Importance Code A	\$34,500	\$28,100	\$4,300	\$4,300
Importance Code B	\$139,800	\$52,200	\$12,600	\$11,500
Importance Code C	\$16,500			
Total	\$190,800	\$80,200	\$16,900	\$15,800



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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	10%			LIFE	**	5	\$16,000	
Masonry: Brick	87%			LIFE	**	5	\$27,900	
Masonry: Limestone	3%			LIFE	**	5	\$700	
Windows								
Aluminum	100%	0-2	\$34,500	2043	**	5	\$7,900	
<i>Air Infiltration, Extent : Light, Area Affected : 10%</i>								
<i>Location : 3rd Floor Training Room</i>								
Parapets								
Masonry: Brick	50%			LIFE	**	5	\$2,300	
Masonry: Limestone	5%			LIFE	**	5	\$300	
Metal Rail	45%			2040	**	5-10	\$37,000	
Roof								
Copper/Terne	5%			2055	**	10	\$3,100	
Modified Bitumen	95%			2032	**	10	\$23,700	
Interior								
Floors								
Ceramic Tile	10%	Now	\$10,700	2036	**	5	\$2,700	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Toilets And Showers</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Toilets, Showers and Kitchen</i>								
Terrazzo	20%			LIFE	**	5	\$8,300	
Vinyl Tile	68%	0-2	\$32,000	2032	**	3	\$13,500	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : 3rd Floor Training Room</i>								
Wood	2%			2042	**	5	\$2,000	
Interior Walls								
Ceramic Tile	10%	Now	\$16,500	2036	**	5	\$2,900	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Toilets, Showers and Kitchen</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Toilets, Showers and Kitchen</i>								
Concrete Masonry Unit	70%			LIFE	**	5	\$16,000	
Gypsum Board	20%			LIFE	**	5	\$6,900	
Ceilings								
AcousTile,Adhered	20%	Now	\$20,600	2032	**	5	\$5,300	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Throughout Cafeteria</i>								
Exposed Concrete	80%			LIFE	**	5	\$6,600	

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

Under 600 Volts

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

Electrical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2027	\$6,000	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 2 - Main Service Disconnect Switches Rated At 600 Amperes.</i>								
<hr/>								
Switchgear / Switchboard								
Fused Knife Sw	100%	0-2	\$101,900	2057	**	5	\$100	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<hr/>								
Raceway								
Conduit	95%			2027	\$13,600	1		
Conduit	5%			2047	**	1		
<hr/>								
Panelboards								
Fused Disc Sw	5%			2035	**	5	\$100	
Fused Toggle Switch	60%	2-4	\$28,000	2052	**	5	\$300	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<hr/>								
Molded Case Bkrs	20%			2026	\$9,300	5	\$200	
Molded Case Bkrs	15%			2035	**	5	\$200	
<hr/>								
Wiring								
Braided Cloth	80%	0-2	\$9,500	2052	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<hr/>								
Thermoplastic	20%			2037	**	1		
<hr/>								
Motor Controllers								
Locally Mounted	100%			2025	\$97,500	5	\$300	
<hr/>								
Lighting								
Interior Lighting								
Fluorescent	30%			2027	\$221,100	10	\$11,800	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<hr/>								
Fluorescent	70%			2027	\$515,800	10	\$27,600	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<hr/>								
Egress Lighting								
Emergency, Battery	50%			2027	\$30,200	10	\$5,200	
Exit, Service	50%			2027	\$7,500	1		
<hr/>								
Exterior Lighting								
HID	20%			2027	\$33,900	10		
No Component	80%							

Alarm

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

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

Alarm

Security System

No Component

70%

Generic

30%

2027

\$40,700

1

\$4,800

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways And Public Spaces**Explanation : CCTV Surveillance Camera*

Fire/Smoke Detection

Generic, Digital

100%

2027

\$464,300

1-3

\$27,300

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

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

Heating

Energy Source

Fuel Oil No 2

100%

Now

\$8,200

2037

* *

5

\$6,700

*Leak Evident, Extent : Severe, Area Affected : 20%**Location : Oil Tank*

Conversion Equipment

Steam Boiler

100%

2-4

\$271,700

2047

* *

1

\$38,300

*On Extended Life, Extent : Moderate, Area Affected : 100%**Location : Boilers**Other Observation, Extent : Light, Area Affected : 100%**Location : Boiler Room**Explanation : 2 Units*

Distribution

Central Plant Steam Piping/Pmp

100%

2027

\$710,600

4

\$2,100

Terminal Devices

Air Handler

25%

2032

* *

1

\$6,700

Convactor/Radiator

75%

2025

\$168,600

1

\$10,400

Air Conditioning

Energy Source

Electricity

100%

2043

* *

1

Conversion Equipment

Exterior Pkg Unit - Cooling

5%

2035

* *

2

\$100

Window/Wall Unit

25%

2021

\$21,900

1

No Component

70%

Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2-5

\$24,000

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Ventilation								
	Exhaust Fans							
	Interior	25%			2027	\$37,300	2	\$300
	Roof	75%			2022	\$52,300	2	\$1,000
Plumbing								
	H/C Water Piping							
	Galvanized Steel	100%			2032	**	1	
	Water Heater							
	Oil Fired	50%			2022	\$17,400	1	\$600
	No Component	50%						
	HW Heat Exchanger							
	Steam Fired	50%			2037	**	4	\$3,200
	No Component	50%						
	Sanitary Piping							
	Cast Iron	100%			LIFE	**	1	
	Storm Drain Piping							
	Cast Iron	100%			LIFE	**	1	
	Sump Pump(s)							
	Non-Submersible	100%			2027	\$6,400	4	\$900
	Sewage Ejector(s)							
	Electric	100%			2027	\$12,100	4	\$1,700
	Backflow Preventer							
	Generic	100%			2027	\$10,700	1	\$2,600
	Fixtures							
	Generic	100%						
Fire Suppression								
	Sprinkler							
	Generic	100%			2047	**	1-2	\$12,000
	Chemical System							
	Generic	100%			2022	\$27,200	1-3	\$3,700

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

Estimates are rounded to the nearest hundred dollars.

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

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

Print Date : 13-Sep-2019

DEPT. OF HOMELESS SERVICES - FY 2020

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 : **26-Jun-2017** Landmark Status : **NONE**
 Areas Surveyed : **Roof, Floors 1**
 Block : **3766** Lot : **1** BIN : **3252577**

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$2,468,900	\$818,700
Interior Architecture		\$1,495,600
Electrical	\$1,557,900	\$253,500
Mechanical	\$701,400	\$832,100
Total	\$4,728,200	\$3,399,800
Importance Code A	\$2,533,300	\$1,536,800
Importance Code B	\$2,195,000	\$1,674,700
Importance Code C		\$188,300
Total	\$4,728,200	\$3,399,800

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$37,800		\$6,200	\$3,800
Interior Architecture	\$15,500	\$30,300		
Electrical	\$6,700	\$4,600	\$43,800	\$4,600
Mechanical	\$11,100	\$15,200	\$24,200	\$17,600
Site Pavements	\$7,400			
Total	\$78,600	\$50,100	\$74,300	\$26,000
Importance Code A	\$42,600	\$6,100	\$12,600	\$9,900
Importance Code B	\$36,000	\$35,000	\$61,700	\$16,100
Importance Code C		\$8,900		
Total	\$78,600	\$50,100	\$74,300	\$26,000



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

DEPT. OF HOMELESS SERVICES - 071

HELP 1

Asset # : 14349

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Concrete Masonry Unit	10%			LIFE	**	5	\$10,000	
Stucco Cement	90%	Now	\$216,900	2033	**	5	\$179,500	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Punct/Tear/Impact Damage, Extent : Light, Area Affected : 10%</i>								
<i>Location : At Exterior Stair Locations</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : East And West Wings</i>								
<i>Explanation : This Component Is Actually EIFS Cladding.</i>								
Windows								
Aluminum	80%	Now	\$1,314,100	2053	**	5	\$15,000	
<i>Air Infiltration, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Apartments</i>								
<i>Bent/Warped Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Apartments</i>								
<i>Crack/Balnc Not Funct, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Apartments</i>								
<i>Hardware Missing, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Apartments</i>								
Aluminum	20%			2044	**	5	\$7,500	
Parapets								
Concrete Masonry Unit	15%			LIFE	**	5	\$1,900	
Metal Rail	5%			2033	**	5-10	\$10,200	
Stucco Cement	80%	2-4	\$4,900	2033	**	5	\$11,700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Apartment Wing Roofs</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Apartments</i>								
<i>Explanation : This Component Is Actually EIFS Cladding System</i>								
Roof								
Modified Bitumen	65%	Now	\$8,900	2033	**			
<i>Drains Clogged, Extent : Light, Area Affected : 15%</i>								
<i>Location : Over East And West Wings</i>								
<i>Recent Repair Evident, Extent : Light, Area Affected : 2%</i>								
<i>Location : West Wing</i>								
<i>Vegetation Growth, Extent : Light, Area Affected : 5%</i>								
<i>Location : East And West Wing Scupper Locations</i>								
Modified Bitumen	35%	Now	\$24,000	2028			\$240,400	
<i>Blisters, Extent : Light, Area Affected : 10%</i>								
<i>Location : Help Center Main Roof</i>								
<i>Patching Evident, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over Public Areas</i>								
<i>Ponding, Extent : Light, Area Affected : 15%</i>								
<i>Location : Help Center Main Roof And Multipurpose Room Roof</i>								

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

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

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

DEPT. OF HOMELESS SERVICES - 071

HELP 1

Asset # : 14349

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Soffits								
Cast in Place Concrete	100%	Now	\$937,900	LIFE	**	5	\$398,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Balcony Steel Railing Support</i>								
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Apartment Balcony Soffits</i>								
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$17,000	
Ceramic Tile	5%			2037	**	5	\$7,800	
Vinyl Tile	90%			2028	\$1,239,300	3	\$52,400	
Interior Walls								
Ceramic Tile	5%			2037	**	5	\$17,800	
Concrete Masonry Unit	5%			LIFE	**	5	\$7,100	
Glass: Single Pane	2%			LIFE	**	5	\$5,300	
Gypsum Board	88%			LIFE	**	5	\$188,300	
Ceilings								
AcousTileSusp.Lay-In	20%			2041	**	5	\$31,100	
Exposed Concrete	10%			LIFE	**	5	\$2,400	
Plaster	70%			LIFE	**	5	\$68,000	
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2063	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	\$7,400	2033	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 2%</i>								
<i>Location : Front Entrance On Blake Avenue And Lillie F. Martin Lane</i>								
On-Site Walkways								
Cast in Place Concrete	75%			2041	**			
Pavers/Stone	25%			2037	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout Walkways</i>								
<i>Explanation : Precast Concrete Pavers</i>								
Activity Yard								
Cast in Place Concrete	50%			2041	**			
Rubber Matting	50%			2033	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Central Playground Area</i>								
<i>Explanation : Poured-In-Place Rubber Playground Surface</i>								

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

Under 600 Volts

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

Estimates are rounded to the nearest hundred dollars.

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DEPT. OF HOMELESS SERVICES - 071

HELP 1

Asset # : 14349

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2038	**	5	\$500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Rooms 1 And 2</i>								
<i>Explanation : 2- 1200 Amperes Main Service Switches</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2038	**	5	\$3,300	
Raceway								
Conduit	100%			2038	**	1		
Panelboards								
Fused Disc Sw	2%			2036	**	5	\$100	
Molded Case Bkrs	98%			2036	**	5	\$3,200	
Wiring								
Thermoplastic	100%			2038	**	1		
Motor Controllers								
Locally Mounted	100%			2026	\$253,500	5	\$800	
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	90%			2033	**	10	\$102,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-12 Lamps</i>								
Incandescent	10%			2023	\$212,300	2	\$300	
Egress Lighting								
Emergency, Service	50%			2023	\$31,800	1		
Exit, Battery	50%			2023	\$73,800	10	\$4,200	
Exterior Lighting								
HID	98%			2023	\$478,100	10	\$400	
LED	2%			2033	**			
Alarm								
Security System								
No Component	60%							
Generic	40%			2023	\$156,300	1	\$18,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : CCTV Surveillance Camera System</i>								
Fire/Smoke Detection								
No Component	60%							
Generic, Analog	40%			2023	\$535,100	1-3	\$30,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Bells, Strobe Lights</i>								

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DEPT. OF HOMELESS SERVICES - 071

HELP 1

Asset # : 14349

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2048	**	1		
Conversion Equipment								
Hot Water Boiler	77%			2026	\$718,100	1	\$47,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 2 Boiler Rooms</i>								
<i>Explanation : 2 Boiler Rooms, Each Has A Hydrotherm Unit With 4 Burners. Each Unit Is 842,000 Btu/hr</i>								
Hot Water Boiler	23%	Now	\$64,400	2041	**	1	\$12,700	
<i>Broken, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
Distribution								
Hot Wtr Piping/Pump	80%			2036	**	4	\$4,900	
Hot Wtr Piping/Pump	20%	Now	\$37,700	2053	**	4	\$1,200	
<i>Broken, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Both Boiler Rooms</i>								
Terminal Devices								
Convactor/Radiator	100%			2033	**	1	\$40,000	
Air Conditioning								
Energy Source								
Electricity	100%			2036	**	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	28%	Now	\$169,600	2033	**	2	\$1,700	
<i>Not in Service, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Administration Roof</i>								
Ext Pkg Unit - Heating/Cooling	10%	4+	\$151,500	2038	**	2	\$600	
<i>Obsolete Equipment, Extent : Light, Area Affected : 100%</i>								
<i>Location : Administration Roof</i>								
No Component	62%							
Distribution								
Ductwork/Diffusers	20%			LIFE	**	2	\$32,200	
No Component	80%							
Terminal Devices								
Fan Coil - 2 Pipe	5%	Now	\$43,700	2038	**	1	\$1,800	
<i>Damaged, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Floating Hospital, Board Of Education Office And Staff Lounge, Multiple Mechanical And Electrical Defects</i>								
No Component	95%							
Ventilation								
Distribution								
Ductwork/Diffusers	20%			LIFE	**	2-5	\$13,800	
No Component	80%							

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DEPT. OF HOMELESS SERVICES - 071

HELP 1

Asset # : 14349

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
Exhaust Fans								
Roof	80%	Now	\$160,700	2038	**	2	\$2,400	
<i>Malfunctioning, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Roof, Multiple Mechanical And Electrical Defects</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Bathroom Problems With Mold Due To Lack If Exhaust</i>								
Roof	20%			2028	\$40,200	2	\$800	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2038	**	1		
Water Heater								
Gas Fired	100%	4+	\$73,800	2028	\$73,800	2	\$1,400	
<i>Broken, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Hot Water Pumps In Boiler Rooms</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Both Mechanical Rooms</i>								
<i>Explanation : 2 Units Per Room</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Backflow Preventer								
No Component	90%							
Generic	10%			2028	\$3,100	1	\$800	
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Mechanical Rooms</i>								
<i>Explanation : Boiler Feed Water Piping Only</i>								
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
Generic	100%			2038	**	1-2	\$34,700	
<i>No Backflow Preventer, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 70%</i>								
<i>Location : Residence</i>								
<i>Explanation : Sprinkler Piping Serving The Units, Are Take-offs From The Domestic Water Supply Piping In Each Dwelling Unit</i>								

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Print Date : 13-Sep-2019

DEPT. OF HOMELESS SERVICES - FY 2020

Asset Name : HELP SEC - COTTAGE #1
Address : 124 SUNKEN GARDEN LOOP WARDS ISLAND
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DHS0090.000 / 14721 **Yr Built/Renovated** :
Area Sq Ft : 12,341 **Project Type** : HOMELESS SERVICES
Date of Survey : 04-Dec-2017 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 1819 **Lot** : 10 **BIN** : 1088088

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Electrical	\$48,600	\$39,000
Mechanical	\$87,800	\$52,900
Total	\$136,400	\$91,900
Importance Code B	\$136,400	\$91,900
Total	\$136,400	\$91,900

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$54,100			\$31,500
Interior Architecture		\$4,500	\$1,100	\$1,400
Electrical	\$300	\$500	\$500	\$15,700
Mechanical	\$900	\$800	\$1,800	\$35,200
Total	\$55,300	\$5,800	\$3,500	\$83,800
Importance Code A	\$54,100			\$31,600
Importance Code B	\$1,200	\$5,800	\$2,800	\$52,200
Importance Code C			\$700	
Total	\$55,300	\$5,800	\$3,500	\$83,800



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

DEPT. OF HOMELESS SERVICES - 071
HELP SEC - COTTAGE #1
Asset # : 14721

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	2%			LIFE	**	5	\$1,200	
Glass: Special Gauge	5%			LIFE	**	1		
Masonry: Brick Cavity	93%	4+	\$22,100	LIFE	**	5	\$11,300	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Exterior Walls</i>								
Windows								
Aluminum	98%			2045	**	5	\$1,900	
Metal Louvers	2%			2038	**	10	\$200	
Roof								
Single Ply Membrane	95%			2034	**	10	\$31,500	
Skylight, Plastic	5%	Now	\$31,900	2034	**	1		
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Soffits								
Cast in Place Concrete	100%			LIFE	**	5		
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$2,000	
Ceramic Tile	5%			2038	**	5	\$900	
Quarry Tile	10%			2034	**	5	\$2,800	
Vinyl Tile	80%			2034	**	3	\$5,500	
Interior Walls								
Cast in Place Concrete	5%			LIFE	**			
Ceramic Tile	5%			2038	**	5	\$1,400	
Concrete Masonry Unit	90%			LIFE	**	5	\$9,800	
Ceilings								
AcousTileSusp.Lay-In	30%			2042	**	5	\$5,300	
Embossed Metal	60%			LIFE	**	5	\$4,700	
Exposed Concrete	10%			LIFE	**	5	\$300	
Site Enclosure								
Fence/Gates								
Aluminum Rail	10%			2034	**	5-10		
Chain Link	90%			2039	**			
Site Pavements								
On-Site Walkways								
Asphalt	20%			2032	**			
Cast in Place Concrete	80%			2042	**			
Activity Yard								
Asphalt	100%			2038	**			

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

Under 600 Volts

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

DEPT. OF HOMELESS SERVICES - 071
HELP SEC - COTTAGE #1
Asset # : 14721

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2029	\$2,600	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 1- 400 Amperes Main Disconnect Switch</i>								
<hr/>								
Transformers								
Dry Type	100%			2027	\$16,500	5		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 1- 112.5 Kilovolt-ampere, 480hv-208/120lv</i>								
<hr/>								
Raceway								
Conduit	5%			2059	**	1		
Conduit	95%			2029	\$13,800	1		
<hr/>								
Panelboards								
Fused Disc Sw	4%			2028	\$1,200	5		
Fused Disc Sw	1%			2054	**	5		
Molded Case Bkrs	95%			2028	\$29,600	5	\$300	
<hr/>								
Wiring								
Thermoplastic	95%			2029	\$17,300	1		
Thermoplastic	5%			2059	**	1		
<hr/>								
Motor Controllers								
Locally Mounted	100%			2027	\$39,000	5	\$100	
<hr/>								
Lighting								
Interior Lighting								
Fluorescent	98%			2034	**	10	\$11,100	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Incandescent	2%			2024	\$4,200	2		
<hr/>								
Egress Lighting								
Emergency, Service	60%			2034	**	1		
Exit, Service	40%			2029	\$1,700	1		
<hr/>								
Exterior Lighting								
HID	100%			2024	\$48,600	10		
<hr/>								
Alarm								
Security System								
No Component	70%							
Generic	30%			2034	**	1	\$1,400	
<hr/>								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2034	**	1-3	\$2,300	

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

Heating

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPT. OF HOMELESS SERVICES - 071
HELP SEC - COTTAGE #1
Asset # : 14721

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Heating								
	Energy Source							
	Plant Campus Steam / PRV	100%			2049	**	1	
	Terminal Devices							
	Convactor/Radiator	100%			2034	**	1	\$4,000
Air Conditioning								
	Energy Source							
	Electricity	100%			2037	**	1	
	Conversion Equipment							
	Exterior Pkg Unit - Cooling	90%			2024	\$87,800	2	\$700
	No Component	10%						
Ventilation								
	Distribution							
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$6,900
	Exhaust Fans							
	Interior	80%			2024	\$34,300	2	\$300
	Roof	20%			2029	\$4,000	2	\$100
Plumbing								
	H/C Water Piping							
	Galvanized Steel	100%			2027	\$52,900	1	
	Water Heater							
	Electric	100%			2028	\$10,600	4	\$100
	Sanitary Piping							
	Cast Iron	100%			LIFE	**	1	
	Storm Drain Piping							
	Cast Iron	100%			LIFE	**	1	
	Fixtures							
	Generic	100%						
Fire Suppression								
	Sprinkler							
	Generic	100%			2039	**	1-2	\$3,500

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

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a 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 : 13-Sep-2019

DEPT. OF HOMELESS SERVICES - FY 2020

Asset Name : HELP SEC - COTTAGE #2
Address : 125 SUNKEN GARDEN LOOP WARDS ISLAND
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DHS0091.000 / 14722 **Yr Built/Renovated** :
Area Sq Ft : 12,341 **Project Type** : HOMELESS SERVICES
Date of Survey : 04-Dec-2017 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 1819 **Lot** : 10 **BIN** : 1088089

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Electrical	\$48,600	\$39,000
Mechanical	\$87,800	\$52,900
Total	\$136,400	\$91,900
Importance Code B	\$136,400	\$91,900
Total	\$136,400	\$91,900

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$31,900			\$31,500
Interior Architecture		\$4,500	\$1,100	\$1,400
Electrical	\$300	\$500	\$500	\$15,700
Mechanical	\$900	\$800	\$1,800	\$39,200
Total	\$33,100	\$5,800	\$3,500	\$87,800
Importance Code A	\$31,900			\$31,600
Importance Code B	\$1,200	\$5,800	\$2,800	\$56,300
Importance Code C			\$700	
Total	\$33,100	\$5,800	\$3,500	\$87,800



*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
HELP SEC - COTTAGE #2
Asset # : 14722

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	2%			LIFE	**	5	\$1,200	
Glass: Special Gauge	5%			LIFE	**	1		
Masonry: Brick Cavity	93%			LIFE	**	5	\$11,300	
Windows								
Aluminum	98%			2045	**	5	\$1,900	
Metal Louvers	2%			2038	**	10	\$200	
Roof								
Single Ply Membrane	95%			2034	**	10	\$31,500	
Skylight, Plastic	5%	Now	\$31,900	2034	**	1		
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Soffits								
Cast in Place Concrete	100%			LIFE	**	5		
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$2,000	
Ceramic Tile	5%			2038	**	5	\$900	
Quarry Tile	10%			2034	**	5	\$2,800	
Vinyl Tile	80%			2034	**	3	\$5,500	
Interior Walls								
Ceramic Tile	5%			2038	**	5	\$1,400	
Concrete Masonry Unit	95%			LIFE	**	5	\$10,400	
Ceilings								
AcousTileSusp.Lay-In	30%			2042	**	5	\$5,300	
Embossed Metal	60%			LIFE	**	5	\$4,700	
Exposed Concrete	10%			LIFE	**	5	\$300	
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%			2042	**			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2029	\$2,600	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 1- 400 Amperes Main Disconnect Switch</i>								
Transformers								
Dry Type	100%			2027	\$16,500	5		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 1- 112.5 Kilovolt-ampere, 480hv-208/120lv</i>								

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

DEPT. OF HOMELESS SERVICES - 071
HELP SEC - COTTAGE #2
Asset # : 14722

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Raceway								
Conduit	95%			2029	\$13,800	1		
Conduit	5%			2059	**	1		
Panelboards								
Fused Disc Sw	4%			2028	\$1,200	5		
Fused Disc Sw	1%			2054	**	5		
Molded Case Bkrs	95%			2028	\$29,600	5	\$300	
Wiring								
Thermoplastic	95%			2029	\$17,300	1		
Thermoplastic	5%			2059	**	1		
Motor Controllers								
Locally Mounted	100%			2027	\$39,000	5	\$100	
Lighting								
Interior Lighting								
Fluorescent	98%			2034	**	10	\$11,100	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Incandescent	2%			2024	\$4,200	2		
Egress Lighting								
Emergency, Service	60%			2034	**	1		
Exit, Service	40%			2029	\$1,700	1		
Exterior Lighting								
HID	100%			2024	\$48,600	10		
Alarm								
Security System								
No Component	70%							
Generic	30%			2034	**	1	\$1,400	
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2034	**	1-3	\$2,300	
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Plant Campus Steam / PRV	100%			2049	**	1		
Terminal Devices								
Convactor/Radiator	100%			2034	**	1	\$4,000	
Air Conditioning								
Energy Source								
Electricity	100%			2037	**	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.*

DEPT. OF HOMELESS SERVICES - 071
HELP SEC - COTTAGE #2
Asset # : 14722

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning								
Conversion Equipment								
	Exterior Pkg Unit - Cooling	90%			2024	\$87,800	2	\$700
	No Component	10%						
Ventilation								
Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$6,900
Exhaust Fans								
	Interior	80%			2024	\$34,300	2	\$300
	Roof	20%			2024	\$4,000	2	\$100
Plumbing								
H/C Water Piping								
	Galvanized Steel	100%			2027	\$52,900	1	
Water Heater								
	Electric	100%			2028	\$10,600	4	\$100
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
Fixtures								
	Generic	100%						
Fire Suppression								
Sprinkler								
	Generic	100%			2039	**	1-2	\$3,500

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

Maintenance \$ are aggregated over a 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 : 13-Sep-2019

DEPT. OF HOMELESS SERVICES - FY 2020

Asset Name : HELP SEC - COTTAGE #3
Address : 126 SUNKEN GARDEN LOOP WARDS ISLAND
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DHS0092.000 / 14723 **Yr Built/Renovated** :
Area Sq Ft : 12,341 **Project Type** : HOMELESS SERVICES
Date of Survey : 04-Dec-2017 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 1819 **Lot** : 10 **BIN** : 1088090

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Electrical	\$48,600	\$39,000
Mechanical	\$87,800	\$52,900
Total	\$136,400	\$91,900
Importance Code B	\$136,400	\$91,900
Total	\$136,400	\$91,900

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture				\$31,500
Interior Architecture		\$4,500	\$1,100	\$1,400
Electrical	\$300	\$500	\$500	\$15,700
Mechanical	\$900	\$800	\$1,800	\$39,200
Site Pavements	\$300			
Total	\$1,500	\$5,800	\$3,500	\$87,800
Importance Code A				\$31,600
Importance Code B	\$1,200	\$5,800	\$2,800	\$56,300
Importance Code C	\$300		\$700	
Total	\$1,500	\$5,800	\$3,500	\$87,800



*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
HELP SEC - COTTAGE #3
Asset # : 14723

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	2%			LIFE	**	5	\$1,200	
<i>Worn/Eroded, Extent : Light, Area Affected : 2%</i>								
<i>Location : Various</i>								
Glass: Special Gauge	5%			LIFE	**	1		
Masonry: Brick	93%			LIFE	**	5	\$11,300	
Windows								
Aluminum	100%			2045	**	5	\$2,000	
Roof								
Single Ply Membrane	95%			2034	**	10	\$31,500	
Skylight, Plastic	5%			2034	**	1		
Soffits								
Cast in Place Concrete	100%			LIFE	**	5		
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$2,000	
Ceramic Tile	5%			2038	**	5	\$900	
Quarry Tile	10%			2034	**	5	\$2,800	
Vinyl Tile	80%			2034	**	3	\$5,500	
Interior Walls								
Cast in Place Concrete	2%			LIFE	**			
Ceramic Tile	5%			2038	**	5	\$1,400	
Concrete Masonry Unit	93%			LIFE	**	5	\$10,100	
Ceilings								
AcousTileSusp.Lay-In	30%			2042	**	5	\$5,300	
Embossed Metal	60%			LIFE	**	5	\$4,700	
Exposed Concrete	10%			LIFE	**	5	\$300	
Site Pavements								
On-Site Walkways								
Asphalt	5%			2038	**			
Cast in Place Concrete	95%	4+	\$300	2042	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Front Entrance</i>								
Electrical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2029	\$2,600	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 400 Amperes Main Disconnect Switch</i>								

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

DEPT. OF HOMELESS SERVICES - 071
HELP SEC - COTTAGE #3
Asset # : 14723

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Transformers								
Dry Type	100%			2027	\$16,500	5		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 112.5 Kilovolt-ampere, 480hv-208/120lv</i>								
Raceway								
Conduit	95%			2029	\$13,800	1		
Conduit	5%			2059	**	1		
Panelboards								
Fused Disc Sw	4%			2028	\$1,200	5		
Fused Disc Sw	1%			2054	**	5		
Molded Case Bkrs	95%			2028	\$29,600	5	\$300	
Wiring								
Thermoplastic	95%			2029	\$17,300	1		
Thermoplastic	5%			2059	**	1		
Motor Controllers								
Locally Mounted	100%			2027	\$39,000	5	\$100	
Lighting								
Interior Lighting								
Fluorescent	98%			2034	**	10	\$11,100	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Incandescent	2%			2024	\$4,200	2		
Egress Lighting								
Emergency, Service	60%			2034	**	1		
Exit, Service	40%			2029	\$1,700	1		
Exterior Lighting								
HID	100%			2024	\$48,600	10		
Alarm								
Security System								
No Component	70%							
Generic	30%			2034	**	1	\$1,400	
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2034	**	1-3	\$2,300	

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

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

Estimates are rounded to the nearest hundred dollars.

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

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

DEPT. OF HOMELESS SERVICES - 071
HELP SEC - COTTAGE #3
Asset # : 14723

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning								
Energy Source								
	Electricity	100%			2037	**	1	
Conversion Equipment								
	Exterior Pkg Unit - Cooling	90%			2024	\$87,800	2	\$700
	No Component	10%						
Ventilation								
Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$6,900
Exhaust Fans								
	Interior	80%			2024	\$34,300	2	\$300
	Roof	20%			2024	\$4,000	2	\$100
Plumbing								
H/C Water Piping								
	Galvanized Steel	100%			2027	\$52,900	1	
Water Heater								
	Electric	100%			2028	\$10,600	4	\$100
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
Fixtures								
	Generic	100%						
Fire Suppression								
Sprinkler								
	Generic	100%			2039	**	1-2	\$3,500

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a 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 : 13-Sep-2019

DEPT. OF HOMELESS SERVICES - FY 2020

Asset Name : HELP SEC - COTTAGE #4
Address : 127 SUNKEN GARDEN LOOP WARDS ISLAND
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DHS0093.000 / 14724 **Yr Built/Renovated** :
Area Sq Ft : 12,341 **Project Type** : HOMELESS SERVICES
Date of Survey : 04-Dec-2017 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 1819 **Lot** : 10 **BIN** : 1088091

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Interior Architecture		\$139,200
Electrical	\$48,600	\$39,000
Mechanical	\$87,800	\$52,900
Total	\$136,400	\$231,000
Importance Code B	\$136,400	\$231,000
Total	\$136,400	\$231,000

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$16,000	\$400		\$31,500
Interior Architecture		\$2,600	\$3,100	\$700
Electrical	\$300	\$500	\$500	\$15,700
Mechanical	\$900	\$800	\$1,800	\$39,200
Total	\$17,200	\$4,300	\$5,400	\$87,100
Importance Code A	\$16,000	\$400		\$31,600
Importance Code B	\$1,200	\$4,000	\$4,700	\$55,600
Importance Code C			\$700	
Total	\$17,200	\$4,300	\$5,400	\$87,100



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

DEPT. OF HOMELESS SERVICES - 071
HELP SEC - COTTAGE #4
Asset # : 14724

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	2%			LIFE	**	5	\$1,200	
Glass: Special Gauge	5%			LIFE	**	1		
Masonry: Brick	93%			LIFE	**	5	\$11,300	
Windows								
Aluminum	97%			2045	**	5	\$1,900	
Metal Louvers	3%			2032	**	10	\$400	
Roof								
Single Ply Membrane	95%			2034	**	10	\$31,500	
Skylight, Plastic	5%	Now	\$16,000	2034	**	1		
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Soffits								
Cast in Place Concrete	100%			LIFE	**	5		
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$2,000	
Ceramic Tile	5%			2038	**	5	\$900	
Quarry Tile	5%			2034	**	5	\$1,400	
Vinyl Tile	85%			2029	\$139,200	3	\$5,900	
Interior Walls								
Cast in Place Concrete	5%			LIFE	**			
Ceramic Tile	5%			2038	**	5	\$1,400	
Concrete Masonry Unit	90%			LIFE	**	5	\$9,800	
Ceilings								
AcousTileSusp.Lay-In	30%			2042	**	5	\$5,300	
Embossed Metal	60%			LIFE	**	5	\$4,700	
Exposed Concrete	10%			LIFE	**	5	\$300	
Site Pavements								
On-Site Walkways								
Asphalt	90%			2032	**			
Cast in Place Concrete	10%			2034	**			

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

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

DEPT. OF HOMELESS SERVICES - 071
HELP SEC - COTTAGE #4
Asset # : 14724

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Transformers								
Dry Type	100%			2027	\$16,500	5		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 112.5 Kilovolt-ampere, 480hv-208/120lv</i>								
Raceway								
Conduit	5%			2059	**	1		
Conduit	95%			2029	\$13,800	1		
Panelboards								
Fused Disc Sw	4%			2028	\$1,200	5		
Fused Disc Sw	1%			2054	**	5		
Molded Case Bkrs	95%			2028	\$29,600	5	\$300	
Wiring								
Thermoplastic	95%			2029	\$17,300	1		
Thermoplastic	5%			2059	**	1		
Motor Controllers								
Locally Mounted	100%			2027	\$39,000	5	\$100	
Lighting								
Interior Lighting								
Fluorescent	98%			2034	**	10	\$11,100	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Incandescent	2%			2024	\$4,200	2		
Egress Lighting								
Emergency, Service	60%			2034	**	1		
Exit, Service	40%			2029	\$1,700	1		
Exterior Lighting								
HID	100%			2024	\$48,600	10		
Alarm								
Security System								
No Component	70%							
Generic	30%			2034	**	1	\$1,400	
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2034	**	1-3	\$2,300	

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

Air Conditioning

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

DEPT. OF HOMELESS SERVICES - 071
HELP SEC - COTTAGE #4
Asset # : 14724

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
Energy Source									
	Electricity	100%			2037	* *	1		
Conversion Equipment									
	Exterior Pkg Unit - Cooling	90%			2024	\$87,800	2	\$700	
	No Component	10%							
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$6,900	
Exhaust Fans									
	Interior	80%			2024	\$34,300	2	\$300	
	Roof	20%			2024	\$4,000	2	\$100	
Plumbing									
H/C Water Piping									
	Galvanized Steel	100%			2027	\$52,900	1		
Water Heater									
	Electric	100%			2028	\$10,600	4	\$100	
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	* *	1		
Fixtures									
	Generic	100%							
Fire Suppression									
Sprinkler									
	Generic	100%			2039	* *	1-2	\$3,500	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a 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 : 13-Sep-2019

DEPT. OF HOMELESS SERVICES - FY 2020

Asset Name : HELP SEC - MAIN BLDG.
Address : 111 SUNKEN GARDEN LOOP WARDS ISLAND
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DHS0089.000 / 14720 **Yr Built/Renovated** : 1955 / 1985
Area Sq Ft : 68,087 **Project Type** : HOMELESS SERVICES
Date of Survey : 04-Dec-2017 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2
Block : 1819 **Lot** : 10 **BIN** : 1088087

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$2,032,200	\$277,500
Interior Architecture	\$122,500	\$39,300
Electrical	\$907,700	\$661,200
Mechanical	\$148,300	\$1,318,200
Site Enclosure	\$156,300	
Total	\$3,366,900	\$2,296,300
Importance Code A	\$2,032,200	\$277,500
Importance Code B	\$1,178,400	\$1,979,400
Importance Code C	\$156,300	\$39,300
Total	\$3,366,900	\$2,296,300

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture				
Interior Architecture	\$50,400			\$8,900
Electrical	\$9,500	\$7,900	\$10,700	\$22,300
Mechanical	\$12,700	\$3,700	\$11,000	\$51,800
Site Enclosure	\$16,100			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$92,700	\$15,600	\$25,700	\$87,000
Importance Code A				\$100
Importance Code B	\$76,500	\$15,600	\$25,700	\$86,800
Importance Code C	\$16,100			
Total	\$92,700	\$15,600	\$25,700	\$87,000



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

DEPT. OF HOMELESS SERVICES - 071
HELP SEC - MAIN BLDG.
Asset # : 14720

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	45%	0-2	\$827,700	LIFE	**	5	\$176,000	1
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 40%</i> <i>Location : Various Locations, Front, Rear And Sides</i> <i>Diagonal Cracks, Extent : Severe, Area Affected : 15%</i> <i>Location : Rear Of Building In Courtyard Area</i> <i>Exposed Reinforcement, Extent : Severe, Area Affected : 20%</i> <i>Location : Exterior Concrete Stair Near Front Of Building, Rear Elevation And Various Locations</i> <i>Spalling, Extent : Moderate, Area Affected : 15%</i> <i>Location : Various Locations</i>								
Masonry: Brick Cavity	55%			LIFE	**	5	\$43,000	
Windows								
Aluminum	95%			2045	**	5	\$16,800	
Metal Louvers	5%			2038	**	10	\$5,500	
Parapets								
Cast in Place Concrete	100%			LIFE	**	5	\$58,600	
Roof								
Single Ply Membrane	100%	Now	\$1,204,400	2037	**			1
<i>Adhesion Failure, Extent : Severe, Area Affected : 10%</i> <i>Location : Main Roof</i> <i>Patching Evident, Extent : Moderate, Area Affected : 10%</i> <i>Location : Main Roof</i> <i>Ponding, Extent : Severe, Area Affected : 20%</i> <i>Location : Main Roof</i> <i>Other Observation, Extent : Severe, Area Affected : 20%</i> <i>Location : Main Roof</i> <i>Explanation : Air Pockets</i>								
Soffits								
Cast in Place Concrete	100%			LIFE	**	5		
Interior								
Floors								
Cast in Place Concrete	8%	0-2	\$4,400	LIFE	**	5	\$17,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i> <i>Location : Throughout</i>								
Ceramic Tile	7%	0-2	\$14,400	2038	**	5	\$3,600	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i> <i>Location : Throughout</i>								
Quarry Tile	15%	4+	\$45,800	2042	**	5	\$11,500	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i> <i>Location : Kitchen Area</i>								
Vinyl Tile	70%	0-2	\$31,600	2034	**	3	\$26,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i> <i>Location : Throughout</i>								

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

DEPT. OF HOMELESS SERVICES - 071
HELP SEC - MAIN BLDG.
Asset # : 14720

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Cast in Place Concrete	10%			LIFE	**			
Concrete Masonry Unit	75%			LIFE	**	5	\$39,300	
Glass Block	5%			LIFE	**			
Masonry: Brick	10%			LIFE	**			
Ceilings								
AcousTileSusp.Lay-In	30%	0-2	\$76,700	2034	**	5	\$15,200	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Exposed Concrete	70%			LIFE	**	5	\$11,100	
Site Enclosure								
Fence/Gates								
Chain Link	100%	0-2	\$156,300	2055	**			
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Various</i>								
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Entire</i>								
Free Standing Walls								
Masonry: Brick	100%	Now	\$16,100	2059	**			
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 80%</i>								
<i>Location : Loading Dock Area, Garbage Collection Area</i>								
Site Pavements								
On-Site Walkways								
Asphalt	30%			2032	**			
Cast in Place Concrete	70%			2042	**			
Parking/Driveway								
Asphalt	100%			2032	**			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2029	\$21,700	5	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 1200 Amperes Main Disconnect Switch</i>								
Transformers								
Dry Type	100%			2027	\$16,500	5	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 1- 100 Kilovolt-ampere And 1- 75 Kilovolt-ampere 480hv-208/120lv</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2029	\$127,400	5	\$300	

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

DEPT. OF HOMELESS SERVICES - 071
HELP SEC - MAIN BLDG.
Asset # : 14720

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Under 600 Volts								
Raceway								
	Conduit	95%			2029	\$98,100	1	
	Conduit	5%			2039	**	1	
Panelboards								
	Fused Disc Sw	10%			2028	\$7,000	5	\$200
	Molded Case Bkrs	90%			2028	\$63,100	5	\$1,600
Wiring								
	Thermoplastic	90%			2029	\$144,300	1	
	Thermoplastic	10%			2039	**	1	
Motor Controllers								
	Locally Mounted	100%			2027	\$136,500	5	\$500
Ground								
Grounding Devices								
	Generic	100%			LIFE	**	5	\$1,000
Stand-by Power								
Transfer Switches								
	Automatic	100%			2027	\$11,700	1	\$21,000
Generators								
	Diesel	100%			2025	\$92,000	1	\$26,400
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Generator Room</i>							
	<i>Explanation : One 40 Kilowatt</i>							
Batteries								
	Lead/Acid	100%			2021	\$1,600	5	\$2,500
Fuel Storage								
	Day Tank	50%			2028	\$2,600	5	\$6,300
	Main Tank	50%			2032	**	5	\$1,000
Lighting								
Interior Lighting								
	Fluorescent	50%			2024	\$583,400	10	\$31,200
	<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
	Fluorescent	10%			2039	**	10	\$6,200
	<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
	Fluorescent	10%			2034	**	10	\$6,200
	<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Hallway And Cafeteria</i>							
	Fluorescent	30%			2034	**	10	\$18,700
	<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
Egress Lighting								
	Emergency, Service	40%			2024	\$14,000	1	
	Emergency, Service	15%			2034	**	1	
	Exit, Service	40%			2034	**	1	
	Exit, Service	5%			2024	\$1,200	1	

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

DEPT. OF HOMELESS SERVICES - 071
HELP SEC - MAIN BLDG.
Asset # : 14720

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

Lighting

Exterior Lighting HID	100%			2024	\$268,100	10	\$200	
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Alarm

Security System No Component Generic	70%			2034	**	1	\$7,600	
Fire/Smoke Detection No Component Generic, Digital	70%			2034	**	1-3	\$12,600	

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

Heating

Energy Source Plant Campus Steam / PRV	100%			2049	**	1		
Terminal Devices Convactor/Radiator Fan Coil Unit/Heat	95%			2027	\$338,100	1	\$20,900	
	5%			2024	\$49,800	1	\$1,100	

Air Conditioning

Energy Source Electricity	100%			2037	**	1		
Conversion Equipment Exterior Pkg Unit - Cooling	40%	0-2	\$43,100	2029	\$215,300	2	\$1,300	
<i>Not in Service, Extent : Severe, Area Affected : 40%</i> <i>Location : Second Floor</i>								
Split Unit	20%			2029	\$283,800			
Window/Wall Unit	40%			2024	\$55,400	1		

Ventilation

Distribution Ductwork/Diffusers	100%			LIFE	**	2-5	\$38,000	
Exhaust Fans Interior Roof	80%			2029	\$189,200	2	\$1,700	
	20%			2029	\$22,100	2	\$400	

Plumbing

H/C Water Piping Galvanized Steel	100%			2027	\$291,700	1		
Sanitary Piping Cast Iron	100%			LIFE	**	1		
Storm Drain Piping Cast Iron	100%	Now	\$6,900	LIFE	**	1		
<i>Leak Evident, Extent : Severe, Area Affected : 100%</i> <i>Location : Roof Area</i>								

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

DEPT. OF HOMELESS SERVICES - 071
HELP SEC - MAIN BLDG.
Asset # : 14720

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Sewage Ejector(s) Electric	100%			2024	\$19,100	4	\$2,700	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE		**		
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : 1st Floor To 2nd Floor</i>								
<i>Explanation : Not In Service</i>								
Fire Suppression								
Sprinkler								
Generic	100%			2039		**	1-2	\$19,100
Chemical System								
Generic	100%			2024	\$27,200	1-3	\$4,000	

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

Print Date : 13-Sep-2019

DEPT. OF HOMELESS SERVICES - FY 2020

Asset Name : HELP SEC - STORAGE BLDG.
Address : 133 SUNKEN GARDEN LOOP WARDS ISLAND
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DHS0094.000 / 14739 **Yr Built/Renovated** :
Area Sq Ft : 2,034 **Project Type** : HOMELESS SERVICES
Date of Survey : 25-Jun-2014 **Landmark Status** : NONE
Areas Surveyed : Floors 1
Block : 1819 **Lot** : 10 **BIN** : 1088092

CAPITAL

Total

Importance Code

Total

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture				
Electrical	\$8,000			
Total	\$8,000			
Importance Code A				
Importance Code B	\$8,000			
Total	\$8,000			



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

DEPT. OF HOMELESS SERVICES - 071
HELP SEC - STORAGE BLDG.
Asset # : 14739

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	100%			LIFE	**	5	\$6,200	
Windows								
Aluminum	100%			2041	**	5		
Roof								
Not Accessible	100%							
Interior								
Floors								
Not Accessible	100%							
Interior Walls								
Not Accessible	100%							
Ceilings								
Not Accessible	100%							
Electrical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Not Accessible	100%							
Transformers								
Not Accessible	100%							
Switchgear / Switchboard								
Not Accessible	100%							
Raceway								
Not Accessible	100%							
Panelboards								
Not Accessible	100%							
Wiring								
Not Accessible	100%							
Motor Controllers								
Not Accessible	100%							
Lighting								
Interior Lighting								
Not Accessible	100%							
Egress Lighting								
Not Accessible	100%							
Exterior Lighting								
HID	100%			2021	\$8,000	10		
Alarm								
Security System								
Not Accessible	100%							
Fire/Smoke Detection								
Not Accessible	100%							

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

DEPT. OF HOMELESS SERVICES - 071
HELP SEC - STORAGE BLDG.
Asset # : 14739

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

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

Estimates are rounded to the nearest hundred dollars.

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

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

DEPT. OF HOMELESS SERVICES - 071
HELP SEC - STORAGE BLDG.
Asset # : 14739

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

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

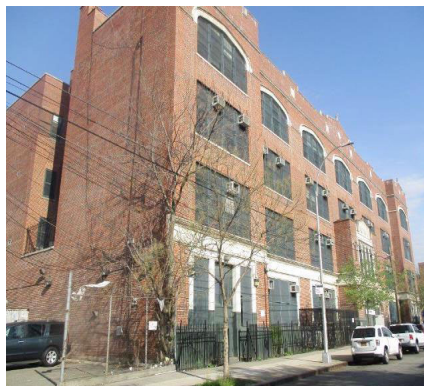
Print Date : 13-Sep-2019

DEPT. OF HOMELESS SERVICES - FY 2020

Asset Name : HELP WOMEN'S CENTER / (FORMER P.S. 63 - BK)
Address : 116 WILLIAMS AVENUE @ LIBERTY AVE.
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DHS0013.000 / 1973 **Yr Built/Renovated** : 1926 / 2011
Area Sq Ft : 86,172 **Project Type** : HOMELESS SERVICES
Date of Survey : 25-Apr-2016 **Landmark Status** : NONE
Areas Surveyed : Basement, Floors 1,3,4
Block : 3699 **Lot** : 1 **BIN** : 3083637

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$58,500	\$187,800
Interior Architecture	\$429,900	\$628,900
Electrical	\$1,230,400	\$363,700
Mechanical	\$141,500	\$632,600
Total	\$1,860,300	\$1,813,000
Importance Code A	\$58,500	\$207,100
Importance Code B	\$1,586,900	\$1,257,600
Importance Code C	\$214,900	\$348,300
Total	\$1,860,300	\$1,813,000

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$5,000	\$1,300	\$13,300	
Interior Architecture	\$9,400			\$10,700
Electrical	\$20,300	\$7,800	\$6,900	\$6,800
Mechanical	\$36,400	\$14,100	\$22,200	\$15,000
Total	\$71,000	\$23,200	\$42,400	\$32,500
Importance Code A	\$12,500	\$9,000	\$20,900	\$7,600
Importance Code B	\$53,900	\$14,200	\$21,500	\$25,000
Importance Code C	\$4,600			
Total	\$71,000	\$23,200	\$42,400	\$32,500



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

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

Asset # : 1973

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	95%			LIFE	**	5	\$133,400	
<i>Water Penetration, Extent : Light, Area Affected : 1%</i>								
<i>Location : Around Windows On 2nd Floor Along Williams Avenue</i>								
Masonry: Limestone	5%			LIFE	**	5	\$5,300	
Windows								
Aluminum	90%			2043	**	5	\$26,700	
Metal Louvers	10%	Now	\$1,800	2036	**			
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : 3rd And 4th Floor, Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Actually Safety Gates On The Exterior Of The Windows</i>								
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	**	5	\$10,000	
Masonry: Brick	75%	0-2	\$58,500	LIFE	**	5	\$9,700	
<i>Efflorescence, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Metal Panel	5%			2047	**	5	\$2,500	
Metal: Cage/Fence	5%	Now	\$2,700	2032	**	5	\$2,100	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Recreation Yard On Lower Roof</i>								
<i>Deformed/Dented, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Recreation Yard On Lower Roof</i>								
Pre-Cast Concrete	5%			LIFE	**	5	\$4,100	
Roof								
Asphalt Macadam	10%	Now	\$400	2027		5	\$2,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 2%</i>								
<i>Location : Throughout</i>								
Modified Bitumen	90%			2037	**	10	\$54,400	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$25,000	
Ceramic Tile	10%	Now	\$46,100	2030		5	\$5,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Marble Panels	5%			LIFE	**	5	\$4,300	
Vinyl Tile	75%	Now	\$75,900	2032	**	3	\$32,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 30%</i>								
<i>Location : Throughout</i>								

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DEPT. OF HOMELESS SERVICES - 071
HELP WOMEN'S CENTER / (FORMER P.S. 63 - BK)
Asset # : 1973

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Ceramic Tile	5%	0-2	\$91,200	2030	\$304,000	5	\$5,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Concrete Masonry Unit	10%			LIFE	**	5	\$8,500	
Gypsum Board	10%	Now	\$4,600	LIFE	**	5	\$12,700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	5%			LIFE	**			
Plaster	70%	Now	\$123,700	LIFE	**	5	\$44,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Ceilings								
AcousTileSusp.Lay-In	10%	0-2	\$4,800	2040	**	5	\$5,700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Exposed Concrete	10%	Now	\$38,300	LIFE	**	5	\$1,800	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Steel Members, Ash Hoist Area</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Meter Room In Boiler Room, Old Ash Hoist Area</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Ash Hoist Area</i>								
Metal Panel	10%			LIFE	**	5	\$14,300	
Plaster	70%	0-2	\$54,700	LIFE	**	5	\$49,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Recreation Room</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Recreation Room</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	50%			2027	\$19,300	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 2000 Ampere Main Disconnect Switch</i>								
Fused Disc Sw	50%			2047	**	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 1200 Ampere Main Disconnect Switch</i>								

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DEPT. OF HOMELESS SERVICES - 071
HELP WOMEN'S CENTER / (FORMER P.S. 63 - BK)
Asset # : 1973

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Switchgear / Switchboard								
Fused Disc Sw	25%			2047	**	5	\$100	
Fused Disc Sw	50%			2027	\$63,700	5	\$200	
Molded Case Bkrs	25%			2047	**	5	\$600	
Raceway								
Conduit	25%			2047	**	1		
Conduit	75%			2027	\$77,400	1		
Panelboards								
Fused Disc Sw	10%			2026	\$9,300	5	\$200	
Fused Toggle Switch	10%	2-4	\$9,300	2052	**	5	\$100	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Molded Case Bkrs	75%			2026	\$70,100	5	\$1,700	
Molded Case Bkrs	5%			2043	**	5	\$100	
Wiring								
Braided Cloth	30%	2-4	\$48,100	2052	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	50%			2037	**	1		
Thermoplastic	20%			2027	\$32,100	1		
Motor Controllers								
Locally Mounted	100%			2025	\$101,100	5	\$600	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,300	
Stand-by Power								
Transfer Switches								
Automatic	100%			2025	\$11,700	1	\$26,500	
Generators								
Diesel	100%			2023	\$92,000	1	\$33,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : One 188 Kilovolt-ampere</i>								
Batteries								
Lead/Acid	100%			2021	\$1,600	5	\$3,200	
Fuel Storage								
Main Tank	100%			2030	\$9,600	5	\$2,200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : One 275 Gallon Tank</i>								
Lighting								

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

Asset # : 1973

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Interior Lighting Fluorescent	5%			2032	**	10	\$3,500	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	45%			2022	\$588,100	10	\$31,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-12 Lamps</i>								
Fluorescent	50%			2032	**	10	\$35,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Egress Lighting								
Emergency, Service	30%			2032	**	1		
Emergency, Battery	20%			2027	\$21,400	10	\$3,700	
Exit, Service	30%			2027	\$7,900	1		
Exit, Service	20%			2032	**	1		
Exterior Lighting								
HID	100%			2022	\$339,300	10	\$300	
Alarm								
Security System								
No Component	90%							
Generic	10%			2032	**	1	\$3,200	
Fire/Smoke Detection								
No Component	90%							
Generic, Analog	10%			2022	\$93,000	1-3	\$5,300	

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

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

Asset # : 1973

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Terminal Devices								
Air Handler	45%			2027	\$471,200	1	\$21,200	
Convactor/Radiator	50%	Now	\$19,900	2032	**	1	\$11,100	
<i>Broken, Extent : Light, Area Affected : 10%</i>								
<i>Location : Traps And Thermostats</i>								
Fan Coil Unit/Heat	5%			2027	\$55,800	1	\$1,200	
Air Conditioning								
Energy Source								
Electricity	100%			2035	**	1		
Conversion Equipment								
Exterior Pkg Unit - Cooling	10%			2027	\$60,300	2	\$500	
Window/Wall Unit	40%			2022	\$62,100	1		
<i>Other Observation, Extent : Light, Area Affected : 30%</i>								
<i>Location : 3rd Floor</i>								
<i>Explanation : Third Floor Units Maintained By Others</i>								
No Component	50%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$42,500	
Exhaust Fans								
Interior	100%	Now	\$79,500	2032	**	2	\$1,900	
<i>Not in Service, Extent : Severe, Area Affected : 100%</i>								
<i>Location : 3rd And 4th Floors</i>								
<i>Other Observation, Extent : Light, Area Affected : 20%</i>								
<i>Location : 3rd And 4th Floors</i>								
<i>Explanation : Some Large Ceiling Fans Have Been Installed</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2047	**	1		
Water Heater								
Gas Fired	100%			2025	\$45,400	2	\$1,100	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
<i>Broken, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North Side Over Recreation Room, Probable Cracked Storm Drain Pipe</i>								
Sump Pump(s)								
Non-Submersible	100%			2032	**	4	\$1,800	
Backflow Preventer								
No Component	50%							
Generic	50%			2032	**	1	\$2,300	
Fixtures								
Generic	100%							
Fire Suppression								

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

Asset # : 1973

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Fire Suppression	Sprinkler							
	Generic	100%		2047	* *	1-2	\$21,400	
Fire Pump								
	Generic	100%		2036	* *	1	\$14,200	

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Print Date : 13-Sep-2019

DEPT. OF HOMELESS SERVICES - FY 2020

Asset Name : JACKSON FAMILY RESIDENCE
Address : 691 EAST 138TH STREET BTWN CYPRESS AVE. - JACKSON AVE.
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DHS0057.000 / 52 **Yr Built/Renovated** : 1990 / 2012
Area Sq Ft : 61,000 **Project Type** : HOMELESS SERVICES
Date of Survey : 28-Jun-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 2567 **Lot** : 13 **BIN** : 2003811

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$406,600	\$86,900
Interior Architecture	\$90,700	\$125,100
Electrical		\$408,500
Mechanical	\$101,700	\$83,800
Total	\$599,000	\$704,300
Importance Code A	\$406,600	\$86,900
Importance Code B	\$192,400	\$575,200
Importance Code C		\$42,100
Total	\$599,000	\$704,300

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$21,600		\$300	
Interior Architecture	\$8,300		\$6,600	\$68,900
Electrical	\$28,100	\$5,500	\$3,300	\$3,400
Mechanical	\$45,200	\$7,400	\$13,400	\$9,600
Site Enclosure	\$11,200			
Site Pavements	\$34,000			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$152,300	\$16,900	\$27,600	\$85,800
Importance Code A	\$24,700	\$3,000	\$3,400	\$3,000
Importance Code B	\$76,400	\$13,900	\$24,100	\$82,800
Importance Code C	\$51,300			
Total	\$152,300	\$16,900	\$27,600	\$85,800



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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Glass Block	2%			LIFE	**	5	\$600	
Masonry: Brick	70%	0-2	\$214,500	LIFE	**	5	\$34,100	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Main Outside Play Area</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Control Joints Throughout</i>								
Pre-Cast Concrete	28%			LIFE	**	5	\$44,300	
Windows								
Aluminum	100%	Now	\$192,200	2044	**	5	\$5,500	
<i>Air Infiltration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Glazing Broken/Cracked, Extent : Severe, Area Affected : 2%</i>								
<i>Location : Roof Cupola</i>								
<i>Hardware Missing, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout Facade, Roof Cupola</i>								
Parapets								
Masonry: Brick	30%	0-2	\$16,200	LIFE	**	5	\$500	
<i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Above Roof Flashing</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Control Joints</i>								
Metal Panel	10%			2038	**	5	\$600	
Metal Rail	40%			2045	**	5-10	\$10,800	
No Component	20%							
Roof								
Metal Panel	35%	0-2	\$5,400	2041	**			
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Seams Open/Split, Extent : Moderate, Area Affected : 1%</i>								
<i>Location : Roof</i>								
Modified Bitumen	65%			2036	**	10	\$42,600	
Soffits								
Cast in Place Concrete	100%			LIFE	**	5		
Interior								

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Carpet	5%			2024	\$58,900	3	\$8,900	
Cast in Place Concrete	5%			LIFE	**	5	\$9,700	
Ceramic Tile	10%	Now	\$35,800	2037	**	5	\$4,400	
<i>Water Penetration, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Bathroom Showers</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Bathroom Showers</i>								
Sheet Vinyl/Rubber Vinyl Tile	10%			2033	**	5	\$13,300	
	70%	0-2	\$54,900	2033	**	3	\$23,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 15%</i>								
<i>Location : At Entrance/ Exits</i>								
Interior Walls								
Concrete Masonry Unit	25%			LIFE	**	5	\$10,000	
Glass: Single Pane	2%			LIFE	**	5	\$1,500	
Gypsum Board	70%	Now	\$6,100	LIFE	**	5	\$42,100	
<i>Recent Repair Evident, Extent : Light, Area Affected : 15%</i>								
<i>Location : Supply Closet First Floor And Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Supply Closet First Floor</i>								
<i>Other Observation, Extent : Severe, Area Affected : 5%</i>								
<i>Location : First Floor Supply Closet</i>								
<i>Explanation : Mold On Walls And Odor In The Air</i>								
Masonry: Brick	3%			LIFE	**			
Ceilings								
Exposed Concrete	10%			LIFE	**	5	\$1,400	
Gypsum Board	75%			LIFE	**	5	\$83,000	
Plaster	15%			LIFE	**	5	\$8,300	
Site Enclosure								
Fence/Gates								
Chain Link	25%			2048	**			
Exposed Struc: Steel	45%			LIFE	**			
<i>Paint Peeling, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : Throughout, Galvanized Steel Adhesion Issues</i>								
Iron Picket	25%	0-2	\$11,200	2048	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Iron Picket	5%			2063	**			
Retaining Walls								
Cast in Place Concrete	100%			2063	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2033	**			

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	85%	Now	\$31,600	2041		**		
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout Front Entry Area</i>								
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Front Entry Area, Tree Roots</i>								
<i>Tripping Hazard, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout Front Entry Area</i>								
Cast in Place Concrete	15%			2041		**		
Parking/Driveway								
Asphalt	100%	0-2	\$2,400	2031		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Vegetation Growth</i>								
Activity Yard								
Rubber Matting	100%			2033		**		

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2048	**	5	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated At 800 Amperes</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2048	**	5	\$300	
Raceway								
Conduit	100%			2038	**	1		
Panelboards								
Molded Case Bkrs	100%			2036	**	5	\$1,600	
Wiring								
Thermoplastic	100%			2038	**	1		
Motor Controllers								
Locally Mounted	100%			2033	**	5	\$400	
Ground								
Grounding Devices								
Generic	100%	2-4	\$9,900	LIFE	**	5	\$900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Water Main</i>								
<i>Explanation : Corroded</i>								
Stand-by Power								

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Stand-by Power Batteries								
Lead/Acid	100%			2022	\$1,600	5	\$2,300	
		<i>Abandoned In Place, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : Uninterruptible Power Supply 55 Amperes 245 Volts DC</i>						
Lighting								
Interior Lighting								
LED	94%			2033		**		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : Motion Sensors</i>						
LED	6%	Now	\$8,800	2033		**		
		<i>Other Observation, Extent : Moderate, Area Affected : 50%</i>						
		<i>Location : 2nd Floor Multipurpose Room And 1st Floor Classrooms</i>						
		<i>Explanation : Lens Covers Are Missing</i>						
Egress Lighting								
Emergency, Battery	50%			2028	\$42,900	10	\$7,400	
Exit, Battery	50%			2028	\$36,300	10	\$2,100	
Exterior Lighting								
LED	30%			2033		**		
No Component	70%							
Alarm								
Security System								
No Component	50%							
Generic	50%	Now	\$1,900	2033		**	1	\$10,300
		<i>Devices Damaged, Extent : Moderate, Area Affected : 50%</i>						
		<i>Location : 1st Floor And Residential Units</i>						
		<i>Other Observation, Extent : Moderate, Area Affected : 50%</i>						
		<i>Location : 1st Floor And Residential Units</i>						
		<i>Explanation : Intercom Does Not Work</i>						
Fire/Smoke Detection								
No Component	50%							
Generic, Analog	50%	Now	\$6,600	2028	\$329,300	1-3	\$17,100	
		<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : Kitchen Smoke Detectors Are Creating False Alarms</i>						

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

Heating

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPT. OF HOMELESS SERVICES - 071
JACKSON FAMILY RESIDENCE
Asset # : 52

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2048	**	1		
Conversion Equipment								
Hot Water Boiler	100%			2041	**	1	\$30,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Gas Fired Hot Water Boilers - Equipment Appears To Be Well Maintained</i>								
Distribution								
Hot Wtr Piping/Pump	100%			2044	**	4	\$3,000	
Terminal Devices								
Air Handler	10%			2028	\$83,800	1	\$3,800	
Convactor/Radiator	90%			2033	**	1	\$17,700	
Air Conditioning								
Energy Source								
Electricity	100%			2044	**	1		
Conversion Equipment								
Split Unit	8%			2023	\$101,700			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Lower Roof</i>								
<i>Explanation : Deteriorated Condenser Pipe Insulation</i>								
Split Unit	2%	Now	\$25,400	2038	**			
<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Pre-K And Toddler Room</i>								
<i>Unit Inoperable, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Lower Roof</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Lower Roof Outdoor Units, Pre-K And Toddler Room Indoor Units</i>								
<i>Explanation : Outdoor Unit Defective 2 Of 7. Rooms Affected Pre K And Toddler Room, Indoor Units Malfunctioning.</i>								
Window/Wall Unit	10%			2021	\$12,400	1		
No Component	80%							
Distribution								
Ductwork/Diffusers	10%	Now	\$600	LIFE	**	2	\$7,900	
<i>Insul. Deteriorating, Extent : Light, Area Affected : 2%</i>								
<i>Location : Basement Hallway</i>								
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Basement And 2nd Floor Multi Purpose Room</i>								
<i>Explanation : Ductwork In Basement And Multi Purpose Room 2nd Floor</i>								
No Component	90%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$34,000	

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
Exhaust Fans								
Roof	99%			2033	**	2	\$1,900	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Roof</i>							
	<i>Explanation : Equipment Appears To Be Well Maintained</i>							
Wall Unit	1%			2033	**	2		
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement Boiler Room</i>							
	<i>Explanation : 1 Unit</i>							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2048	**	1		
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : Booster Pump</i>							
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
	<i>Other Observation, Extent : Light, Area Affected : 1%</i>							
	<i>Location : 1st Floor Hallway By Director Office</i>							
	<i>Explanation : Time To Time The Building Experiences Sewage Backup In 1st Floor Hallway.</i>							
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2028	\$9,100	4	\$1,300	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	**			
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : 1st To 2nd Floor</i>							
	<i>Explanation : 1 Unit</i>							
Fire Suppression								
Sprinkler								
Generic	100%			2038	**	1-2	\$17,100	
	<i>No Backflow Preventer, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement</i>							

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

Print Date : 13-Sep-2019

DEPT. OF HOMELESS SERVICES - FY 2020

Asset Name : JAMAICA ASSESSMENT CENTER
Address : 175-10 88TH AVENUE
Borough : QUEENS **Agency's Number** : COR1
Program / Asset # : DHS0087.000 / 4459 **Yr Built/Renovated** : 1933 / 2007
Area Sq Ft : 30,690 **Project Type** : HOMELESS SERVICES
Date of Survey : 21-Dec-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4
Block : 9833 **Lot** : 4 **BIN** : 4448804

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$745,900	
Electrical		\$311,800
Mechanical		\$292,900
Total	\$745,900	\$604,700
Importance Code A	\$745,900	
Importance Code B		\$604,700
Total	\$745,900	\$604,700

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$48,200		\$3,800	
Interior Architecture	\$85,600		\$11,200	\$1,100
Electrical	\$2,500	\$2,100	\$2,800	\$2,400
Mechanical	\$35,200	\$4,600	\$4,700	\$5,800
Site Enclosure	\$1,800			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$177,200	\$10,600	\$26,400	\$13,300
Importance Code A	\$51,200	\$3,000	\$6,800	\$3,000
Importance Code B	\$88,900	\$7,600	\$13,700	\$10,300
Importance Code C	\$37,200		\$5,800	
Total	\$177,200	\$10,600	\$26,400	\$13,300



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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	36%	0-2	\$121,100	LIFE	**	5	\$12,800	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : All Facades</i>								
Masonry: Brick	60%	Now	\$201,800	LIFE	**	5	\$21,400	1
<i>Expansion Jnt Failure, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Bulkhead</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Staircase A, Several 4th Floor Rooms</i>								
Pre-Cast Concrete	2%			LIFE	**	5	\$4,600	
Stucco Cement	2%			2043	**	5	\$1,800	
Windows								
Aluminum	100%	Now	\$13,700	2046	**	5	\$1,600	
<i>Water Penetration, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Staircase A On The 4th Floor</i>								
Parapets								
Masonry: Brick	45%	Now	\$14,200	LIFE	**	5	\$2,400	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout Stucco On Brick Inner Face</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Roof And Exterior Face</i>								
Masonry: Brick	40%			LIFE	**	5-10	\$14,300	
Masonry: Limestone	5%			LIFE	**	5-10	\$3,200	
Metal Rail	5%			2043	**	5-10	\$4,700	
Pre-Cast Concrete	5%	Now	\$2,900	LIFE	**	5	\$1,600	
<i>Water Penetration, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Roof</i>								
<i>Other Observation, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Main Roof</i>								
<i>Explanation : Missing Coping Stone Flashing</i>								
Roof								
Modified Bitumen	95%	Now	\$360,900	2040	**			1
<i>Ponding, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Main Roof</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Rooms 401, 405, 411 And Others</i>								
Skylight, Metal/Glass	5%	Now	\$62,000	2040	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								

Interior

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Cast in Place Concrete	2%	Now	\$500	LIFE	**	5	\$2,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Stairs Steps</i>								
Ceramic Tile	5%			2039	**	5	\$2,300	
Quarry Tile	20%			2035	**	5	\$13,600	
Terrazzo	38%	Now	\$16,700	LIFE	**	5	\$13,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout Steps</i>								
Vinyl Tile	35%			2035	**	3	\$5,900	
Interior Walls								
Ceramic Tile	15%			2033	**	5	\$11,600	
Concrete Masonry Unit	10%			LIFE	**	5	\$6,200	
Gypsum Board	15%			LIFE	**	5-10	\$19,800	
Plaster	60%	Now	\$19,500	LIFE	**	5	\$14,000	
<i>Water Penetration, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Staircase A, Room 401 And Other 4th Floor Units</i>								
Ceilings								
AcousTileSusp.Lay-In	15%			2043	**	5	\$6,800	
Gypsum Board	10%			LIFE	**	5-10	\$15,500	
Plaster	75%	Now	\$23,200	LIFE	**	5	\$21,200	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Staircase A, Throughout 4th Floor</i>								
Site Enclosure								
Fence/Gates								
Chain Link	100%	Now	\$1,800	2050	**			
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 2%</i>								
<i>Location : Gate On 175th Street</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2043	**			
On-Site Walkways								
Cast in Place Concrete	100%			2043	**			
Parking/Driveway								
Asphalt	60%			2039	**			
Cast in Place Concrete	40%			2043	**			
Activity Yard								
Asphalt	55%			2039	**			
Rubber Matting	45%			2035	**			

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

Under 600 Volts

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Under 600 Volts								
Service Equipment								
	Fused Disc Sw	100%			2030	\$5,000	5	\$100
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 800 Amperes.</i>								
<hr/>								
Switchgear / Switchboard								
	Fused Disc Sw	100%			2030	\$76,400	5	\$100
<hr/>								
Raceway								
	Conduit	90%			2030	\$33,100	1	
	Conduit	10%			2040	**	1	
<hr/>								
Panelboards								
	Fused Disc Sw	5%			2029	\$2,300	5	
	Molded Case Bkrs	85%			2029	\$39,700	5	\$700
	Molded Case Bkrs	10%			2038	**	5	\$100
<hr/>								
Wiring								
	Thermoplastic	90%			2030	\$48,300	1	
	Thermoplastic	10%			2040	**	1	
<hr/>								
Motor Controllers								
	Locally Mounted	100%			2028	\$78,000	5	\$200
<hr/>								
Ground								
Grounding Devices								
	Generic	100%			LIFE	**	5	\$900
<hr/>								
Lighting								
Interior Lighting								
	LED	100%			2038	**		
<hr/>								
Egress Lighting								
	Emergency, Battery	50%			2038	**	10	\$3,700
	Exit, Service	50%			2038	**	1	
<hr/>								
Exterior Lighting								
	HID	30%			2030	\$36,200	10	
	No Component	70%						
<hr/>								
Alarm								
Security System								
	No Component	70%						
	Generic	30%			2035	**	1	\$3,400
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways And Outside Perimeter</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
<hr/>								
Fire/Smoke Detection								
	Generic, Digital	100%			2035	**	1-3	\$18,900
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors</i>								

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2050	**	1		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Underground Vault In Parking Lot</i>						
		<i>Explanation : One 5,000 Gallon Tank</i>						
Conversion Equipment								
Steam Boiler	100%			2043	**	1	\$30,400	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement Boiler Room</i>						
		<i>Explanation : 1 Dual Fuel Sectional Steam Boiler</i>						
Distribution								
Steam Piping/Pump	100%	0-2	\$2,700	2030	\$132,500			
		<i>Insul. Deteriorating, Extent : Moderate, Area Affected : 10%</i>						
		<i>Location : Boiler Room</i>						
Terminal Devices								
Convactor/Radiator	100%			2028	\$160,400	1	\$9,900	
		<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
Air Conditioning								
Energy Source								
Electricity	100%			2038	**	1		
Conversion Equipment								
Window/Wall Unit	40%			2025	\$25,000	1		
No Component	60%							
Ventilation								
Distribution								
Ductwork/Diffusers	15%			LIFE	**	2-5	\$4,100	
No Component	85%							
Exhaust Fans								
Interior	5%			2030	\$5,300	2		
Roof	10%			2030	\$5,000	2	\$100	
No Component	85%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%	0-2	\$22,300	2040	**	1		
		<i>Loose, Extent : Moderate, Area Affected : 80%</i>						
		<i>Location : Raising Valves, Various Locations In Basement</i>						
		<i>Other Observation, Extent : Moderate, Area Affected : 20%</i>						
		<i>Location : Water Main Piping, Basement</i>						
		<i>Explanation : Insulation Needed</i>						
Water Heater								
Gas Fired	100%			2025	\$18,300	2	\$400	
HW Heat Exchanger								
Steam Fired	100%			2040	**	4	\$3,000	

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Sanitary Piping Cast Iron	100%	0-2	\$4,400	LIFE	**	1		
<i>Blockage /Clogged, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement</i>								
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Sump Pump(s) Non-Submersible	100%			2030	\$4,600	4	\$1,000	
Backflow Preventer Generic	100%			2030	\$7,600	1	\$1,900	
Fixtures Generic	100%							
Vertical Transport								
Elevators Geared Traction	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To 4th Floor</i>								
<i>Explanation : 1 Unit. Repair Parts Are Out Of Market.</i>								
Fire Suppression								
Sprinkler No Component Generic	95%			2030	\$14,700	1-2	\$400	

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

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Print Date : 13-Sep-2019

DEPT. OF HOMELESS SERVICES - FY 2020

Asset Name : JAMAICA ASSESSMENT CENTER / ANNEX
Address : 175-10 88TH AVENUE
Borough : QUEENS **Agency's Number** : COR1
Program / Asset # : DHS0087.010 / 4465 **Yr Built/Renovated** : 1933 / 2009
Area Sq Ft : 9,000 **Project Type** : HOMELESS SERVICES
Date of Survey : 21-Dec-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4
Block : 9833 **Lot** : 4 **BIN** : 4448804

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$108,600	
Mechanical		\$85,900
Total	\$108,600	\$85,900
Importance Code A	\$108,600	
Importance Code B		\$85,900
Total	\$108,600	\$85,900

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$57,300			
Interior Architecture	\$39,200		\$800	\$1,700
Electrical	\$700	\$600	\$800	\$700
Mechanical	\$8,500	\$1,300	\$1,400	\$1,700
Total	\$105,700	\$1,900	\$3,000	\$4,100
Importance Code A	\$58,200	\$900	\$900	\$900
Importance Code B	\$31,400	\$1,000	\$2,100	\$1,600
Importance Code C	\$16,100			\$1,700
Total	\$105,700	\$1,900	\$3,000	\$4,100



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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	25%			LIFE	**	5	\$9,400	
Masonry: Brick	48%	Now	\$56,800	LIFE	**	5	\$9,000	
<i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 20%</i>								
<i>Location : All Facades Of 4 Story Building</i>								
Pre-Cast Concrete	2%			LIFE	**	5	\$2,400	
Stucco Cement	25%			2035	**	5	\$11,800	
Windows								
Aluminum	100%			2046	**	5	\$1,700	
Parapets								
Masonry: Brick	15%	Now	\$32,300	LIFE	**	5	\$500	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Stair Bulkhead</i>								
Masonry: Brick	55%			LIFE	**	5-10	\$13,500	
Pre-Cast Concrete	5%	Now	\$6,700	LIFE	**	5	\$1,100	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Stair Bulkhead And Parapet Wall</i>								
Wood Cornice	25%			2040	**	5-10	\$11,800	
Roof								
Asphalt Shingle	70%			2039	**	10	\$1,400	
Modified Bitumen	30%	Now	\$51,900	2040	**			
<i>Water Penetration, Extent : Severe, Area Affected : 80%</i>								
<i>Location : 4th Floor Corridor, Room 450, Stair D Bulkhead.</i>								
Interior								
Floors								
Quarry Tile	35%			2035	**	5	\$7,900	
Terrazzo	35%			LIFE	**	5	\$8,200	
Vinyl Tile	28%			2035	**	3	\$1,600	
Wood	2%			2058	**	5	\$600	
Interior Walls								
Ceramic Tile	15%			2039	**	5	\$3,400	
Concrete Masonry Unit	10%			LIFE	**	5	\$1,800	
Gypsum Board	20%			LIFE	**	5-10	\$7,600	
Plaster	55%	Now	\$10,300	LIFE	**	5	\$3,700	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Stair D At 1st And 4th Floor</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Stair D</i>								
Ceilings								
Gypsum Board	20%			LIFE	**	5-10	\$9,900	
Plaster	80%			LIFE	**	5-10	\$19,900	
Site Enclosure								
Fence/Gates								
Chain Link	100%			2040	**			
Retaining Walls								
Cast in Place Concrete	100%			2065	**			

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

Estimates are rounded to the nearest hundred dollars.

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

Asset # : 4465

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

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%			2043	**			
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On-Site Walkways

Cast in Place Concrete	100%			2043	**			
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Parking/Driveway

Asphalt	100%			2039	**			
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Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2030	\$2,600	5		
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Other Observation, Extent : Light, Area Affected : 100%

Location : Electrical Room

Explanation : Main Service Disconnect Switch Rated At 400 Amperes.

Raceway

Conduit	100%			2030	\$8,900	1		
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Panelboards

Fused Disc Sw	5%			2029	\$800	5		
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Molded Case Bkrs	95%			2029	\$19,200	5	\$200	
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Wiring

Thermoplastic	100%			2030	\$11,100	1		
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Motor Controllers

Locally Mounted	100%			2047	**	5	\$100	
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Ground

Grounding Devices

Generic	100%			LIFE	**	5	\$300	
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Lighting

Interior Lighting

LED	100%			2038	**			
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Egress Lighting

Emergency, Battery	50%			2038	**	10	\$1,100	
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Exit, Service	50%			2038	**	1		
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Exterior Lighting

HID	30%			2030	\$10,600	10		
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No Component	70%							
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Alarm

Security System

No Component	70%							
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Generic	30%			2035	**	1	\$1,000	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Hallways And Outside Perimeter

Explanation : CCTV Surveillance Cameras

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

Asset # : 4465

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

Alarm

Fire/Smoke Detection
Generic, Digital

100% 2035 * * 1-3 \$5,500

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

Location : Throughout The Building

Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors

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

Heating

Energy Source

Fuel Oil No 2

100% 2040 * * 5 \$2,800

Conversion Equipment

Steam Boiler

100% 2035 * * 1 \$8,900

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

Location : Basement Boiler Room

Explanation : 1 Steam Boiler

Distribution

Steam Piping/Pump

100% 2030 \$38,900

Terminal Devices

Convactor/Radiator

100% 2028 \$47,000 1 \$2,900

On Extended Life, Extent : Moderate, Area Affected : 100%

Location : Throughout

Air Conditioning

Energy Source

Electricity

100% 2038 * * 1

Conversion Equipment

Window/Wall Unit

25% 2025 \$4,600 1

No Component

75%

Ventilation

Distribution

Ductwork/Diffusers

20% LIFE * * 2-5 \$1,600

No Component

80%

Exhaust Fans

Interior

20% 2030 \$6,300 2 \$100

No Component

80%

Plumbing

H/C Water Piping

Brass/Copper

100% 0-2 \$6,600 2040 * * 1

Loose, Extent : Moderate, Area Affected : 80%

Location : Raising Valves, Various Locations In Basement

Other Observation, Extent : Moderate, Area Affected : 20%

Location : Water Main Piping, Basement

Explanation : Insulation Needed

Water Heater

Oil Fired

100% 2025 \$7,300 1 \$300

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

Asset # : 4465

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
HW Heat Exchanger Steam Fired	100%			2040	**	4	\$900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : The Boiler Has A Heat Exchanger For Domestic Hot Water Supply</i>								
Sanitary Piping Cast Iron	100%			LIFE	**	1		
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Around The Perimeter Of The Building</i>								
<i>Explanation : Aluminum Scupper And Leaders Observed</i>								
Sump Pump(s) Non-Submersible	100%			2025	\$1,300	4	\$300	
Backflow Preventer Generic	100%			2030	\$2,200	1	\$600	
Fixtures Generic	100%							
Fire Suppression								
Sprinkler No Component	95%							
Generic	5%			2030	\$4,300	1-2	\$100	

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Print Date : 13-Sep-2019

DEPT. OF HOMELESS SERVICES - FY 2020

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 : 15-Nov-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5,6
Block : 1628 **Lot** : 24 **BIN** : 1051796

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$413,500	\$199,400
Interior Architecture	\$859,700	\$261,100
Electrical		\$1,851,700
Mechanical	\$25,500	\$436,200
Total	\$1,298,700	\$2,748,400
Importance Code A	\$413,500	\$521,100
Importance Code B	\$698,700	\$2,154,600
Importance Code C	\$186,500	\$72,700
Total	\$1,298,700	\$2,748,400

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$25,600	\$14,300		
Interior Architecture	\$6,300			\$3,700
Electrical	\$2,100	\$2,000	\$2,100	\$2,300
Mechanical	\$10,000	\$11,400	\$9,200	\$25,000
Total	\$44,000	\$27,600	\$11,400	\$31,000
Importance Code A	\$29,900	\$18,500	\$4,200	\$4,400
Importance Code B	\$14,200	\$9,100	\$7,100	\$26,600
Importance Code C				
Total	\$44,000	\$27,600	\$11,400	\$31,000



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

Asset # : 3010

Architecture		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$58,100		
Masonry: Brick	45%			LIFE	**	5	\$66,900		
Metal, Corrugated	10%			2055	**	1			
Stucco Cement	40%			2042	**	5	\$148,800		
Windows									
Aluminum	90%	Now	\$249,700	2045	**	5	\$14,300		
<i>Crwt/Balnc Not Funct, Extent : Moderate, Area Affected : 80%</i>									
<i>Location : Throughout</i>									
Metal Clad	10%			2037	**	5	\$19,800		
Parapets									
Masonry: Brick	65%			LIFE	**	5	\$6,200		
Stucco Cement	35%			2042	**	5	\$8,700		
Roof									
Modified Bitumen	95%	4+	\$89,500	2034	**				
<i>Ponding, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : 183 East 100th Street</i>									
<i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : Roof Over Community Room</i>									
Skylight, Metal/Glass	5%	2-4	\$25,600	2049	**				
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : 179 East 100th Street</i>									
Interior									
Floors									
Cast in Place Concrete	5%	Now	\$3,200	LIFE	**	5	\$12,800		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
Cast in Place Concrete	5%	Now	\$3,200	LIFE	**	5	\$12,800		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
Ceramic Tile	20%	Now	\$141,900	2038	**	5	\$11,700		
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 40%</i>									
<i>Location : Throughout</i>									
Vinyl Tile	25%	0-2	\$51,900	2034	**	3	\$11,000		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : Throughout</i>									
Wood	45%	0-2	\$362,200	2044	**	5	\$49,400		
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 30%</i>									
<i>Location : Throughout</i>									

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

Asset # : 3010

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Ceramic Tile	25%	2-4	\$134,100	2038	**	5	\$23,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Gypsum Board	65%	Now	\$52,400	LIFE	**	5	\$72,700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Fieldstone	5%			LIFE	**			
Plaster	5%			LIFE	**	5	\$2,800	
Ceilings								
Gypsum Board	95%	Now	\$117,200	LIFE	**	5	\$139,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Plaster	5%			LIFE	**	5	\$3,700	
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2049	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2034	**			
On-Site Walkways								
Cast in Place Concrete	100%			2034	**			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2049	**	5	\$400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two Main Services Rated At 800 Amperes And 1200 Amperes In 183 And 189 Buildings</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2049	**	5	\$400	
Raceway								
Conduit	100%			2049	**	1		
Panelboards								
Fused Disc Sw	10%			2045	**	5	\$200	
Molded Case Bkrs	90%			2045	**	5	\$2,000	
Wiring								
Thermoplastic	100%			2049	**	1		

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

Asset # : 3010

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Motor Controllers								
Locally Mounted	50%			2034	**	5	\$300	
Locally Mounted	50%			2027	\$87,700	5	\$300	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Water Main</i>								
<i>Explanation : Covered With Insulation</i>								
Lighting								
Interior Lighting								
Fluorescent	40%			2029	\$585,900	10	\$31,400	
<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Incandescent	60%			2029	\$878,900	2	\$1,100	
Egress Lighting								
Exit, Service	50%			2029	\$14,800	1		
Exit, Battery	50%			2029	\$50,900	10	\$2,900	
Exterior Lighting								
HID	20%			2029	\$67,300	10	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Rooftop And Perimeter</i>								
<i>Explanation : Controlled Via Photocell</i>								
No Component	80%							
Alarm								
Security System								
No Component	50%							
Generic	50%			2029	\$134,800	1	\$16,000	
Fire/Smoke Detection								
No Component	95%							
Generic, Analog	5%			2029	\$46,100	1-3	\$2,600	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2039	**	1		
Conversion Equipment								
Hot Water Boiler	50%			2027	\$321,700	1	\$21,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 1 Unit With 4 Sections</i>								
Hot Water Boiler	50%			2046	**	1	\$21,100	
<i>Recent Installation, Extent : Light, Area Affected : 50%</i>								
<i>Location : Basement For Building 179 And 183</i>								

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

Asset # : 3010

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Distribution								
	Hot Wtr Piping/Pump	100%		2037	**	4	\$6,300	
Terminal Devices								
	Convactor/Radiator	100%		2034	**	1	\$27,600	
Air Conditioning								
Energy Source								
	Electricity	100%		2037	**	1		
Conversion Equipment								
	Split Unit	5%		2029	\$89,100			
	Window/Wall Unit	10%		2024	\$17,400	1		
	No Component	85%						
Ventilation								
Distribution								
	Ductwork/Diffusers	20%		LIFE	**	2-5	\$9,500	
	No Component	80%						
Exhaust Fans								
	Roof	20%		2037	**	2	\$500	
	<i>Recent Installation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Roof</i>							
	No Component	80%						
Plumbing								
H/C Water Piping								
	Brass/Copper	20%		2039	**	1		
	Galvanized Steel	80%		2034	**	1		
Water Heater								
	Gas Fired	50%		2022	\$25,500	2	\$600	
	Gas Fired	50%		2028	\$25,500	2	\$600	
	<i>Recent Installation, Extent : Light, Area Affected : 50%</i>							
	<i>Location : Basement For Building 179 And 183</i>							
Sanitary Piping								
	Cast Iron	100%		LIFE	**	1		
Storm Drain Piping								
	Cast Iron	100%		LIFE	**	1		
Sump Pump(s)								
	Submersible	100%		2022	\$2,800	4	\$2,700	
Fixtures								
	Generic	100%						
Fire Suppression								
Sprinkler								
	No Component	75%						
	Generic	25%		2039	**	1-2	\$6,000	

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Print Date : 13-Sep-2019

DEPT. OF HOMELESS SERVICES - FY 2020

Asset Name : JOSE GONZALEZ HOUSE
Address : 1177 HOE AVENUE @ HOME ST
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : HRA0074.000 / 13580 **Yr Built/Renovated** : 1910 / 1996
Area Sq Ft : 4,455 **Project Type** : HOMELESS SERVICES
Date of Survey : 15-Aug-2017 **Landmark Status** : NONE
Areas Surveyed :
Block : 2745 **Lot** : 29 **BIN** : 2006057

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$90,500	
Interior Architecture	\$47,300	
Total	\$137,800	
Importance Code A	\$90,500	
Importance Code B	\$47,300	
Total	\$137,800	

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$105,300			\$800
Interior Architecture	\$54,000			\$700
Electrical	\$600	\$500	\$400	\$500
Mechanical	\$800	\$700	\$1,100	\$8,300
Total	\$160,600	\$1,200	\$1,500	\$10,300
Importance Code A	\$105,700	\$400	\$400	\$1,300
Importance Code B	\$39,000	\$800	\$1,000	\$8,900
Importance Code C	\$15,900			
Total	\$160,600	\$1,200	\$1,500	\$10,300



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DEPT. OF HOMELESS SERVICES - 071
JOSE GONZALEZ HOUSE
Asset # : 13580

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	55%	Now	\$46,700	LIFE	**	5	\$5,000	
<i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 25%</i>								
<i>Location : North Facade And Throughout</i>								
<i>Spalling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	15%	Now	\$34,200	LIFE	**	5	\$1,000	
<i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : East Facade</i>								
Metal Panel	5%			2029	\$3,400	5-10	\$3,100	
Stucco Cement	25%	Now	\$34,000	2042	**	5	\$2,800	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	95%	Now	\$10,800	2045	**	5	\$600	
<i>Ctrwt/Balnc Not Funct, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : East Facade, Second Floor Bathroom</i>								
Wood	5%	Now	\$1,900	2054	**	5	\$300	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Basement</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Basement</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Basement</i>								

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPT. OF HOMELESS SERVICES - 071
JOSE GONZALEZ HOUSE
Asset # : 13580

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Parapets								
Cast Stone/Terra Cotta	5%	Now	\$2,500	LIFE	**	5	\$400	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Coping</i>								
Masonry: Brick	45%	Now	\$10,300	LIFE	**	5	\$400	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Spalling, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	15%	Now	\$4,700	LIFE	**	5	\$200	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Metal: Cage/Fence	35%	0-2	\$6,900	2049	**	5	\$1,100	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Roof								
Built-Up (BUR)	85%	0-2	\$43,800	2039	**			
<i>Alligatoring, Extent : Moderate, Area Affected : 85%</i>								
<i>Location : Throughout</i>								
<i>Ponding, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Metal, Corrugated	10%			2027	\$1,700	1		
Skylight, Metal/Glass	5%			2029	\$28,000	10	\$600	
Interior								

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DEPT. OF HOMELESS SERVICES - 071
JOSE GONZALEZ HOUSE
Asset # : 13580

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	10%	0-2	\$700	LIFE	**	5	\$1,500	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	5%	0-2	\$300	2038	**	5	\$200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Sheet Vinyl/Rubber	5%	Now	\$10,300	2039	**	5	\$300	
<i>Adhesion Failure, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Roof Stairs</i>								
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Roof Stairs</i>								
Vinyl Tile	80%	Now	\$47,300	2039	**	3	\$2,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Ceramic Tile	10%	0-2	\$2,500	2032	**	5	\$400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Gypsum Board	25%			LIFE	**	5	\$1,300	
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Stairwell</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Stairwell</i>								
Wood	65%	4+	\$13,300	LIFE	**	5	\$23,000	
<i>Deteriorated Finish, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Ceilings								
AcousTileSusp.Lay-In	80%	Now	\$22,500	2042	**	5	\$2,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Gypsum Board	20%	Now	\$4,200	LIFE	**	5	\$1,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Stairwell</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Stairwell</i>								
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2049	**			
Site Pavements								

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DEPT. OF HOMELESS SERVICES - 071
JOSE GONZALEZ HOUSE
Asset # : 13580

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

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%			2042	**			
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On-Site Walkways

Cast in Place Concrete	100%			2034	**			
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Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Molded Case Bkrs	100%			2039	**	5	\$100	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : One 200 Ampere Main Disconnect Switch*

Raceway

Conduit	98%			2039	**	1		
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Conduit	2%	2-4		2049	**	1		
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*Corroded, Extent : Moderate, Area Affected : 50%**Location : Roof*

Panelboards

Fused Disc Sw	5%			2037	**	5		
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Molded Case Bkrs	95%			2037	**	5	\$100	
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Wiring

Thermoplastic	100%			2039	**	1		
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Motor Controllers

Locally Mounted	98%			2034	**	5		
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Locally Mounted	2%	2-4	\$200	2049	**	5		
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*Corroded, Extent : Moderate, Area Affected : 50%**Location : Roof*

Ground

Grounding Devices

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

Transfer Switches

Automatic	100%			2034	**	1	\$1,400	
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Generators

Natural Gas	100%			2032	**	1	\$1,700	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : One 5 Kilovolt-ampere*

Lighting

Interior Lighting

Fluorescent	100%			2029	\$10,200	10	\$4,100	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout The Building**Explanation : T-12 Lamps*

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DEPT. OF HOMELESS SERVICES - 071
JOSE GONZALEZ HOUSE
Asset # : 13580

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

Lighting

Egress Lighting								
Emergency, Service	40%			2029	\$900	1		
Emergency, Battery	10%			2029	\$600	10	\$100	
Exit, Service	50%			2029	\$600	1		
Exterior Lighting								
HID	100%			2039	**	10		

Alarm

Fire/Smoke Detection								
No Component	50%							
Generic, Analog	50%			2034	**	1-3	\$1,400	

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

Heating

Energy Source								
Natural Gas	100%			2039	**	1		
Conversion Equipment								
Steam Boiler	100%			2034	**	1	\$4,400	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement Boiler Room</i>						
		<i>Explanation : 1 Unit</i>						
Distribution								
Steam Piping/Pump	100%			2029	\$19,200			
Terminal Devices								
Convactor/Radiator	100%			2027	\$23,300	1	\$1,400	

Air Conditioning

Energy Source								
Electricity	100%			2037	**	1		
Conversion Equipment								
Exterior Pkg Unit - Cooling	20%			2024	\$7,000	2	\$100	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Rooftop</i>						
		<i>Explanation : 2 Units Serve Hallways.</i>						
Window/Wall Unit	5%			2024	\$500	1		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : 1st Floor - Security Office</i>						
		<i>Explanation : 1 Unit</i>						
No Component	75%							
Distribution								
Ductwork/Diffusers	20%			LIFE	**	2	\$1,200	
No Component	80%							

Ventilation

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DEPT. OF HOMELESS SERVICES - 071
JOSE GONZALEZ HOUSE
Asset # : 13580

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ventilation								
Exhaust Fans Wall Unit	5%			2024	\$100	2		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 2nd Floor - Bathroom And Basement - Kitchen</i>								
<i>Explanation : 2 Units</i>								
No Component	95%							
Plumbing								
H/C Water Piping Brass/Copper	100%			2029	\$32,400	1		
Water Heater Gas Fired	100%			2027	\$2,700	2	\$100	
Sanitary Piping Cast Iron	100%			LIFE	**	1		
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler Generic	100%			2039	**	1-2	\$1,200	
<i>No Backflow Preventer, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								

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Print Date : 13-Sep-2019

DEPT. OF HOMELESS SERVICES - FY 2020

Asset Name : KENTON HALL / FORMER KENTON HOTEL
Address : 333 BOWERY BTWN E.2ND ST. - E.3RD ST.
Borough : MANHATTAN **Agency's Number** : M060
Program / Asset # : DHS0068.000 / 4440 **Yr Built/Renovated** : 1900 / 2013
Area Sq Ft : 23,300 **Project Type** : HOMELESS SERVICES
Date of Survey : 06-Apr-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,5
Block : 458 **Lot** : 4 **BIN** : 1079828

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Interior Architecture	\$68,800	
Electrical	\$91,700	\$758,800
Mechanical		\$352,600
Total	\$160,500	\$1,111,400
Importance Code B	\$160,500	\$1,111,400
Total	\$160,500	\$1,111,400

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture		\$15,500		\$55,600
Interior Architecture			\$3,400	\$15,100
Electrical	\$14,200	\$2,700	\$2,700	\$5,700
Mechanical	\$16,500	\$3,000	\$5,700	\$5,300
Total	\$30,700	\$21,200	\$11,800	\$81,800
Importance Code A	\$1,200	\$16,700	\$1,200	\$56,800
Importance Code B	\$29,600	\$4,500	\$8,400	\$24,900
Importance Code C			\$2,200	
Total	\$30,700	\$21,200	\$11,800	\$81,800



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

Asset # : 4440

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Iron	7%			LIFE	**			
Masonry: Brick	35%			LIFE	**	5	\$20,300	
Masonry: Limestone	5%			LIFE	**	5	\$2,200	
Metal Panel	5%			2039	**	5-10	\$19,900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : West Facade</i>								
<i>Explanation : Metal Cornice</i>								
Stucco Cement	45%			2034	**	5	\$65,200	
Window Wall	3%			2049	**	5	\$6,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : First Floor Entry</i>								
<i>Explanation : This Is Actually Storefront Glazing</i>								
Windows								
Aluminum	100%			2045	**	5	\$4,200	
Parapets								
Masonry: Brick	70%			LIFE	**	5	\$4,000	
Metal Rail	25%			2042	**	5-10	\$25,500	
Pre-Cast Concrete	5%			LIFE	**	5	\$1,800	
Roof								
Modified Bitumen	98%			2034	**	10	\$14,300	
Skylight, Metal/Glass	2%			2049	**	10	\$1,000	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$10,000	
Ceramic Tile	5%			2038	**	5	\$2,300	
Vinyl Tile	85%	4+	\$68,800	2039	**	3	\$14,600	
<i>Uneven Substrate, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Ceramic Tile	5%			2038	**	5	\$4,400	
Concrete Masonry Unit	5%			LIFE	**	5	\$1,800	
Glass: Single Pane	2%			LIFE	**	5	\$1,300	
Gypsum Board	35%			LIFE	**	5	\$18,700	
Masonry: Brick	15%			LIFE	**			
Plaster	38%			LIFE	**	5	\$10,100	
Ceilings								
AcousTileSusp.Lay-In	45%			2034	**	5	\$20,500	
Gypsum Board	15%			LIFE	**	5	\$8,600	
Plaster	40%			LIFE	**	5	\$11,400	
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2034	**			
On-Site Walkways								
Cast in Place Concrete	100%			2042	**			

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

Electrical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	90%			2029	\$4,500	5	\$100	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Electrical Room</i>							
	<i>Explanation : One 400 Amperes Main Disconnect Switch</i>							
Fused Disc Sw	5%			2029	\$300	5		
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Electrical Room</i>							
	<i>Explanation : One 400 Amperes Main Disconnect Switch For Fire Pump</i>							
Fused Disc Sw	5%			2029	\$300	5		
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Electrical Room</i>							
	<i>Explanation : One 200 Amperes Main Disconnect Switch For Emergency</i>							
Switchgear / Switchboard								
Fused Disc Sw	100%			2029	\$76,400	5	\$100	
Raceway								
Conduit	100%			2029	\$36,800	1		
Panelboards								
Fused Disc Sw	5%			2028	\$1,600	5		
Molded Case Bkrs	95%			2028	\$29,600	5	\$600	
Wiring								
Thermoplastic	100%			2029	\$53,700	1		
Motor Controllers								
Locally Mounted	100%			2027	\$58,500	5	\$200	
Ground								
Grounding Devices								
Generic	100%	2-4	\$9,900	LIFE	**	5	\$300	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Water Main Basement</i>							
	<i>Explanation : Corroded</i>							
Stand-by Power								
Transfer Switches								
Automatic	100%			2027	\$5,700	1	\$7,200	
Generators								
Diesel	100%			2025	\$58,700	1	\$9,000	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Generator Room</i>							
	<i>Explanation : One 100 Kilowatts</i>							
Batteries								
Lead/Acid	100%			2021	\$1,600	5	\$900	
Fuel Storage								
Main Tank	100%			2032	**	5	\$700	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : One 275 Gallons</i>							

Lighting

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**DEPT. OF HOMELESS SERVICES - 071
KENTON HALL / FORMER KENTON HOTEL**

Asset # : 4440

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Interior Lighting Fluorescent	100%			2029	\$399,300	10	\$21,400	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Egress Lighting Emergency, Service	60%			2029	\$7,200	1		
Exit, Service	40%			2024	\$3,200	1		
Exterior Lighting HID	100%			2024	\$91,700	10	\$100	
Alarm								
Security System No Component Generic	70%			2029	\$22,000	1	\$2,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways And Lobby</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
Fire/Smoke Detection No Component Generic, Digital	70%			2029	\$75,500	1-3	\$4,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Manual Pull Station, Strobe Lights, Alarm Bells, Horns And Smoke Detectors</i>								
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source Natural Gas	100%			2039	**	1		
Conversion Equipment Hot Water Boiler	100%			2042	**	1	\$11,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 3 Units</i>								
Distribution Hot Wtr Piping/Pump	100%			2037	**	4	\$1,700	
Terminal Devices Convactor/Radiator	90%			2027	\$109,600	1	\$6,800	
Fan Coil Unit/Heat	10%			2034	**	1	\$800	
Air Conditioning								
Energy Source Electricity	100%			2037	**	1		

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

Asset # : 4440

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Conversion Equipment								
	Interior Pkg Unit - Cooling	20%		2027	\$170,100	2	\$300	
	Reciprocating Compr/Chiller	10%		2029	\$19,300	1	\$1,100	
		<i>Other Observation, Extent : Light, Area Affected : 10%</i>						
		<i>Location : 1st Floor Roof</i>						
		<i>Explanation : One Split Air Conditioning Unit</i>						
	Window/Wall Unit	5%		2024	\$2,400	1		
	No Component	65%						
Terminal Devices								
	Fan Coil - 2 Pipe	10%		2029	\$15,100	1	\$800	
	No Component	90%						
Heat Rejection								
	Dry Cooler	10%		2029	\$4,300	2	\$1,600	
		<i>Other Observation, Extent : Light, Area Affected : 30%</i>						
		<i>Location : First Floor Roof</i>						
		<i>Explanation : 1 Exterior Unit</i>						
	No Component	90%						
Ventilation								
Distribution								
	Ductwork/Diffusers	100%		LIFE	**	2-5	\$13,000	
Exhaust Fans								
	Interior	90%		2029	\$72,800	2	\$600	
	Roof	10%		2029	\$3,800	2	\$100	
Plumbing								
H/C Water Piping								
	Brass/Copper	30%		2039	**	1		
	Galvanized Steel	70%		2034	**	1		
Water Heater								
	Electric	100%	0-2	\$12,000	2027	\$20,000	4	\$100
		<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : 2 Of 3 Units Not Working In The Basement</i>						
Sanitary Piping								
	Cast Iron	100%		LIFE	**	1		
Storm Drain Piping								
	Cast Iron	100%		LIFE	**	1		
Fixtures								
	Generic	100%						
Fire Suppression								
Sprinkler								
	Generic	100%		2039	**	1-2	\$6,500	
Fire Pump								
	Generic	100%		2038	**	1	\$4,400	

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

Estimates are rounded to the nearest hundred dollars.

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

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

Print Date : 13-Sep-2019

DEPT. OF HOMELESS SERVICES - FY 2020

Asset Name : LIFE FAMILY CENTER
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 : 27-Apr-2016 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,4,S
Block : 111 **Lot** : 150 **BIN** : 1083359

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$2,016,200	\$372,800
Interior Architecture	\$971,300	\$2,291,400
Electrical	\$833,500	\$3,514,500
Mechanical		\$4,730,500
Total	\$3,821,000	\$10,909,200
Importance Code A	\$2,016,200	\$413,800
Importance Code B	\$1,575,800	\$9,219,400
Importance Code C	\$228,900	\$1,276,000
Total	\$3,821,000	\$10,909,200

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$33,300	\$35,900		\$40,600
Interior Architecture	\$90,900	\$43,800		\$13,900
Electrical	\$17,000	\$53,300	\$11,300	\$11,000
Mechanical	\$39,200	\$75,300	\$28,200	\$23,600
Total	\$180,400	\$208,300	\$39,500	\$89,100
Importance Code A	\$47,100	\$50,100	\$13,900	\$54,500
Importance Code B	\$100,000	\$158,300	\$25,700	\$34,600
Importance Code C	\$33,300			
Total	\$180,400	\$208,300	\$39,500	\$89,100



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

DEPT. OF HOMELESS SERVICES - 071
LIFE FAMILY CENTER
Asset # : 1954

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	10%			LIFE	**	5	\$168,200	
Masonry: Brick	70%	Now	\$237,100	LIFE	**	5	\$150,700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Granite	2%			LIFE	**	5	\$3,200	
Masonry: Limestone	13%	Now	\$318,900	LIFE	**	5	\$21,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North Facade</i>								
<i>Spalling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North Facade</i>								
Metal Panel	5%			2047	**	5-10	\$74,000	
Windows								
Aluminum	55%	Now	\$1,235,200	2052	**	5	\$14,100	
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Loose/Miss Fasteners, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Aluminum	40%			2049	**	5	\$20,600	
Metal Clad	5%	Now	\$139,300	2052	**	5	\$8,000	
<i>Air Infiltration, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Bent/Warped Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Boiler Room</i>								
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Boiler Room</i>								
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	**	5	\$21,400	
Masonry: Brick	50%			LIFE	**	5	\$13,800	
Masonry: Brick	30%			LIFE	**	5	\$8,300	
Metal Rail	10%			2044	**	5-10	\$49,900	
Roof								
Built-Up (BUR)	40%	Now	\$35,500	2032	**			
<i>Drains Clogged, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : North And South Sections</i>								
<i>Ponding, Extent : Severe, Area Affected : 10%</i>								
<i>Location : North And South Sections</i>								
Copper/Terne	5%			2042	**	10	\$15,700	
Modified Bitumen	40%			2032	**	10	\$50,200	
Slate	15%	0-2	\$33,300	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

Interior

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

DEPT. OF HOMELESS SERVICES - 071
LIFE FAMILY CENTER
Asset # : 1954

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Cast in Place Concrete	10%	Now	\$45,400	LIFE	**	5	\$45,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Boiler Room</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Boiler Room</i>								
Ceramic Tile	10%	0-2	\$42,300	2030	\$423,000	5	\$10,500	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Mosaic Tile	2%	Now	\$78,300	2040	**	5	\$5,200	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : At Main Entrance</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : At Main Entrance</i>								
Terrazzo	5%	0-2	\$25,400	LIFE	**	5	\$8,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	23%			2027	\$426,800	3	\$24,100	
Vinyl Tile 9" X 9"	30%	Now	\$216,400	2032	**	3	\$23,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Wood	15%			2042	**	5	\$58,900	
Wood	5%	Now	\$359,900	2067	**	5	\$9,800	
<i>Deflection Evident, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Old Auditorium</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Old Auditorium</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Old Auditorium</i>								
Interior Walls								
Ceramic Tile	10%	Now	\$228,900	2030	\$1,144,700	5	\$19,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Stairs</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Stairs</i>								
Gypsum Board	55%			LIFE	**	5	\$131,300	
Masonry: Brick	5%			LIFE	**			
Marble Panels	5%			LIFE	**			
Plaster	20%			LIFE	**	5	\$23,900	
Plaster	5%	Now	\$33,300	LIFE	**	5	\$6,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Old Auditorium</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Old Auditorium</i>								

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

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DEPT. OF HOMELESS SERVICES - 071
LIFE FAMILY CENTER
Asset # : 1954

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTile,Adhered	10%			2032	**	5	\$19,200	
AcousTileSusp.Lay-In	5%			2032	**	5	\$9,600	
Exposed Concrete	5%			LIFE	**	5	\$1,500	
Gypsum Board	25%			LIFE	**	5	\$59,900	
Masonry:Vault Struct	5%			LIFE	**			
Plaster	45%			LIFE	**	5	\$53,900	
Plaster	5%	Now	\$26,200	LIFE	**	5	\$6,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Old Auditorium</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Old Auditorium</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2027	\$41,000	5	\$600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 800 Ampere Main Disconnect Switch</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2027	\$152,800	5	\$600	
Raceway								
Conduit	100%			2027	\$158,400	1		
Panelboards								
Fused Disc Sw	10%			2026	\$12,500	5	\$300	
Molded Case Bkrs	90%			2026	\$112,200	5	\$3,300	
Wiring								
Thermoplastic	100%			2027	\$249,600	1		
Motor Controllers								
Locally Mounted	100%			2025	\$273,000	5	\$900	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$2,100	
Stand-by Power								
Transfer Switches								
Automatic	100%			2025	\$23,400	1	\$43,100	
Generators								
Diesel	100%			2023	\$183,900	1	\$54,200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : One 120 Kilowatt</i>								
Batteries								
Lead/Acid	100%			2021	\$1,600	5	\$5,200	

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DEPT. OF HOMELESS SERVICES - 071
LIFE FAMILY CENTER
Asset # : 1954

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Stand-by Power								
Fuel Storage								
Main Tank	100%			2030	\$17,700	5	\$4,100	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : No Nameplate Rating Capacity</i>						
Lighting								
Interior Lighting								
Fluorescent	100%			2027	\$2,399,200	10	\$128,400	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : T-8 Lamps</i>						
Egress Lighting								
Emergency, Battery	50%			2022	\$98,400	10	\$16,900	
Exit, Service	50%			2022	\$24,300	1		
Exterior Lighting								
HID	100%			2022	\$551,200	10	\$400	
Alarm								
Security System								
No Component	90%							
Generic	10%			2032	**	1	\$5,200	
Fire/Smoke Detection								
No Component	90%							
Generic, Digital	10%			2032	**	1-3	\$8,600	
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2047	**	1		
Conversion Equipment								
Steam Boiler	100%			2044	**	1	\$138,600	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement Boiler Room</i>						
		<i>Explanation : 3 Boilers</i>						
Distribution								
Central Plant Steam Piping/Pmp	100%			2027	\$2,313,500	4	\$6,900	
Terminal Devices								
Convactor/Radiator	95%			2025	\$695,200	1	\$43,000	
Unit Heater - Steam	5%			2022	\$24,400	4	\$1,000	
Air Conditioning								
Energy Source								
Electricity	100%			2035	**	1		

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DEPT. OF HOMELESS SERVICES - 071
LIFE FAMILY CENTER
Asset # : 1954

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning								
Conversion Equipment								
	Window/Wall Unit	10%			2022	\$28,500	1	
	No Component	90%						
Ventilation								
Distribution								
	Ductwork/Diffusers	5%			LIFE	**	2-5	\$3,900
	No Component	95%						
Exhaust Fans								
	Roof	5%			2032	**	2	\$200
	No Component	95%						
Plumbing								
H/C Water Piping								
	Brass/Copper	50%			2037	**	1	
	Galvanized Steel	50%	0-2	\$15,000	2025	\$299,900	1	
<i>Corroded, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Basement</i>								
Water Heater								
	Gas Fired	100%			2026	\$83,400	2	\$2,000
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
Sump Pump(s)								
	Non-Submersible	100%			2032	**	4	\$3,000
Backflow Preventer								
	Generic	100%			2027	\$34,700	1	\$8,600
Fixtures								
	Generic	100%						
Fire Suppression								
Sprinkler								
	Generic	100%			2027	\$1,338,500	1-2	\$39,200

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.

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

Print Date : 13-Sep-2019

DEPT. OF HOMELESS SERVICES - FY 2020

Asset Name : LINDEN ADULTS RESIDENCE / FORMER LINDEN GENERAL HOSPITAL
Address : 501 NEW LOTS AVENUE BTWN BRADFORD ST. - MILLER AVE.
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DHS0011.000 / 1971 **Yr Built/Renovated** : 1920 / 2008
Area Sq Ft : 22,218 **Project Type** : HOMELESS SERVICES
Date of Survey : 21-Apr-2016 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 3844 **Lot** : 1 **BIN** : 3085646

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$59,100	\$55,400
Interior Architecture		\$44,600
Electrical	\$87,500	\$216,300
Mechanical		\$116,100
Total	\$146,600	\$432,400
Importance Code A	\$59,100	\$55,400
Importance Code B	\$87,500	\$377,000
Total	\$146,600	\$432,400

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$17,700	\$19,800		\$3,600
Interior Architecture	\$90,400	\$8,300	\$4,100	
Electrical	\$600	\$23,000	\$600	\$400
Mechanical	\$4,200	\$3,500	\$6,500	\$3,500
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$117,000	\$58,500	\$15,100	\$11,500
Importance Code A	\$19,800	\$22,100	\$2,100	\$5,800
Importance Code B	\$45,400	\$36,500	\$13,000	\$5,700
Importance Code C	\$51,800			
Total	\$117,000	\$58,500	\$15,100	\$11,500



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

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

Asset # : 1971

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	95%			LIFE	**	5	\$55,400	
<i>Graffiti, Extent : Light, Area Affected : 5%</i>								
<i>Location : Along Riverdale Avenue</i>								
Masonry: Limestone	5%			LIFE	**	5	\$2,200	
Windows								
Aluminum	100%	0-2	\$59,100	2043	**	5	\$6,800	
<i>Unit Inoperable, Extent : Light, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Parapets								
Masonry: Brick	90%	4+	\$17,700	LIFE	**	5	\$5,900	
<i>Efflorescence, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout Interior Face</i>								
Masonry: Limestone	5%			LIFE	**	5	\$400	
Metal Rail	5%			2044	**	5-10	\$5,900	
Roof								
Modified Bitumen	98%			2032	**	10	\$19,800	
<i>Patching Evident, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Skylight, Plastic	2%			2032	**	1		
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$9,600	
Ceramic Tile	5%	0-2	\$4,500	2030	\$44,600	5	\$1,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Quarry Tile	5%			2032	**	5	\$3,300	
Terrazzo	5%			LIFE	**	5	\$1,700	
Vinyl Tile	75%			2032	**	3	\$12,400	
<i>Deflection Evident, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Corridors</i>								

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Asset # : 1971

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

Interior

Interior Walls

Ceramic Tile	5%	0-2	\$6,000	2036	**	5	\$1,000	
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Cracking/Crumbling, Extent : Light, Area Affected : 10%
Location : Throughout

Concrete Masonry Unit	5%	0-2	\$2,400	LIFE	**	5	\$800	
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Cracking/Crumbling, Extent : Light, Area Affected : 10%
Location : Throughout

Masonry: Brick	10%			LIFE	**			
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Marble Panels	5%	0-2	\$17,300	LIFE	**			
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Cracking/Crumbling, Extent : Light, Area Affected : 10%
Location : Throughout

Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%
Location : Throughout

Plaster	75%	0-2	\$26,100	LIFE	**	5	\$9,400	
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Cracking/Crumbling, Extent : Light, Area Affected : 10%
Location : Throughout

Ceilings

AcousTileSusp.Lay-In	30%			2032	**	5	\$13,200	
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Embossed Metal	5%	0-2	\$4,000	LIFE	**	5	\$1,000	
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Deformed/Dented, Extent : Light, Area Affected : 10%
Location : Throughout

Gypsum Board	15%			LIFE	**	5	\$8,300	
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Plaster	50%	0-2	\$30,200	LIFE	**	5	\$13,800	
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Cracking/Crumbling, Extent : Light, Area Affected : 5%
Location : Throughout

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

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2027	\$5,000	5	\$100	
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Other Observation, Extent : Moderate, Area Affected : 100%
Location : Electrical Room

Explanation : Two 200 Ampere Main Disconnect Switches

Switchgear / Switchboard

Molded Case Bkrs	100%			2027	\$76,400	5	\$600	
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Raceway

Conduit	90%			2027	\$33,100	1		
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Conduit	10%			2047	**	1		
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Panelboards

Fused Disc Sw	10%			2026	\$3,100	5	\$100	
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Molded Case Bkrs	20%			2043	**	5	\$100	
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Molded Case Bkrs	70%			2026	\$21,800	5	\$400	
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Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

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

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

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

Asset # : 1971

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Wiring								
Thermoplastic	10%			2047	**	1		
Thermoplastic	90%			2027	\$48,300	1		
Motor Controllers								
Locally Mounted	100%			2025	\$58,500	5	\$200	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$300	
Lighting								
Interior Lighting								
LED	100%			2037	**			
Egress Lighting								
Emergency, Battery	50%			2022	\$15,600	10	\$2,700	
Exit, Service	50%			2022	\$3,900	1		
Exterior Lighting								
HID	100%			2022	\$87,500	10	\$100	
Alarm								
Security System								
No Component	80%							
Generic	20%			2032	**	1	\$1,700	
Fire/Smoke Detection								
No Component	80%							
Generic, Digital	20%			2032	**	1-3	\$2,700	
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Electricity	5%			2057	**	1		
Natural Gas	95%			2047	**	1		
Conversion Equipment								
Radiant Heater	5%			2032	**	2	\$500	
			<i>Other Observation, Extent : Light, Area Affected : 10%</i>					
			<i>Location : Various Locations</i>					
			<i>Explanation : Multiple Units</i>					
Steam Boiler	95%			2040	**	1	\$20,900	
			<i>Other Observation, Extent : Light, Area Affected : 90%</i>					
			<i>Location : Basement</i>					
			<i>Explanation : 2 Natural Gas Fired Steam Boilers</i>					
Distribution								
Central Plant Steam Piping/Pmp	100%			2037	**	4	\$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.
** Replacement cost estimated to be beyond ten years is not included in this report.

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

Asset # : 1971

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Heating								
	Terminal Devices							
	Convactor/Radiator	100%			2025	\$116,100	1	\$7,200
			<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
Air Conditioning								
	Energy Source							
	Electricity	100%			2043	**	1	
	Conversion Equipment							
	Exterior Pkg Unit - Cooling	5%			2032	**	2	\$100
	Window/Wall Unit	30%			2025	\$13,600	1	
	No Component	65%						
	Terminal Devices							
	Fan Coil - 2 Pipe	5%			2032	**	1	\$400
	No Component	95%						
Ventilation								
	Distribution							
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$12,400
	Exhaust Fans							
	Roof	100%			2032	**	2	\$700
Plumbing								
	H/C Water Piping							
	Brass/Copper	100%			2037	**	1	
	HW Heat Exchanger							
	Steam Fired	100%			2047	**	4	\$2,200
	Sanitary Piping							
	Cast Iron	100%			LIFE	**	1	
	Storm Drain Piping							
	Cast Iron	100%			LIFE	**	1	
	Fixtures							
	Generic	100%						
Vertical Transport								
	Elevators							
	Geared Traction	100%			LIFE	**		
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement To 2nd Floor</i>					
			<i>Explanation : One Unit</i>					
Fire Suppression								
	Sprinkler							
	Generic	100%			2047	**	1-2	\$6,200
			<i>No Backflow Preventer, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement</i>					

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

Estimates are rounded to the nearest hundred dollars.

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

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

Print Date : 13-Sep-2019

DEPT. OF HOMELESS SERVICES - FY 2020

Asset Name : MOUNT EDEN AVENUE SRO
Address : 50 WEST MOUNT EDEN AVE. @INWOOD AVENUE
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DHS0054.000 / 50 **Yr Built/Renovated** : 1991 /
Area Sq Ft : 65,000 **Project Type** : HOMELESS SERVICES
Date of Survey : 22-Jun-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,5
Block : 2865 **Lot** : 49 **BIN** : 2090448

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$148,200	\$128,200
Interior Architecture		\$43,400
Electrical		\$783,400
Mechanical	\$92,600	
Total	\$240,800	\$954,900
Importance Code A	\$148,200	\$128,200
Importance Code B	\$92,600	\$826,700
Total	\$240,800	\$954,900

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$102,800		\$4,500	
Interior Architecture	\$16,000	\$2,500	\$1,000	\$10,500
Electrical	\$26,200	\$6,700	\$6,800	\$6,300
Mechanical	\$60,800	\$11,000	\$18,800	\$11,000
Site Pavements	\$900			
Elevators/Escalators	\$9,900	\$9,900	\$9,900	\$9,900
Total	\$216,600	\$30,000	\$40,900	\$37,600
Importance Code A	\$106,000	\$3,200	\$7,800	\$3,200
Importance Code B	\$108,600	\$26,800	\$33,100	\$34,400
Importance Code C	\$2,000			
Total	\$216,600	\$30,000	\$40,900	\$37,600



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

DEPT. OF HOMELESS SERVICES - 071
MOUNT EDEN AVENUE SRO
Asset # : 50

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Alum/Vinyl Siding	2%	Now	\$27,000	2058	**			
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Missing Rwl, W Mount Eden Avenue, Rear Of Building</i>								
Masonry: Brick	60%	0-2	\$36,900	LIFE	**	5	\$58,600	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 1%</i>								
<i>Location : Exterior Parapet Walls At Scuppers</i>								
<i>Graffiti, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : W Mount Eden Avenue</i>								
Window Wall	38%			2048	**	5	\$139,200	
Windows								
Aluminum	100%	0-2	\$15,500	2044	**	5	\$8,900	
<i>Bent/Warped Elements, Extent : Moderate, Area Affected : 1%</i>								
<i>Location : 1st Floor Common Room</i>								
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 1%</i>								
<i>Location : 5th Floor Common Room</i>								
Parapets								
Concrete Masonry Unit	70%	2-4	\$33,700	LIFE	**	5	\$3,500	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	20%	Now	\$26,700	LIFE	**	5	\$900	
<i>Diagonal Cracks, Extent : Severe, Area Affected : 3%</i>								
<i>Location : Southwest Stair Tower, Scuppers Throughout</i>								
<i>Horizontal Cracks, Extent : Severe, Area Affected : 3%</i>								
<i>Location : Southwest Stair Tower, Scuppers Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 1%</i>								
<i>Location : Southwest Stair Tower</i>								
Metal Panel	10%			2048	**	5	\$1,700	
Roof								
Modified Bitumen	95%			2033	**	10	\$41,700	
Traffic Topping	5%			2033	**	10	\$3,700	
Soffits								
Cast in Place Concrete	100%			LIFE	**	5		
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$21,700	
Ceramic Tile	5%			2037	**	5	\$5,000	
Vinyl Tile	85%	Now	\$14,900	2033	**	3	\$31,600	
<i>Adhesion Failure, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : First Floor</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : First Floor</i>								
<i>Uneven Surface, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : First And Fifth Floor</i>								

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

Estimates are rounded to the nearest hundred dollars.

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

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

DEPT. OF HOMELESS SERVICES - 071
MOUNT EDEN AVENUE SRO
Asset # : 50

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Concrete Masonry Unit	30%			LIFE	**	5	\$10,200	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Bulkheads</i>								
Glass: Single Pane	10%			LIFE	**	5	\$6,400	
Gypsum Board	15%	0-2	\$1,100	LIFE	**	5	\$7,700	
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : First Floor</i>								
<i>Recent Repair Evident, Extent : Light, Area Affected : 2%</i>								
<i>Location : First Floor</i>								
Masonry: Brick	45%			LIFE	**			
Ceilings								
AcousTileSusp.Lay-In	2%			2033	**	5	\$2,000	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 1%</i>								
<i>Location : Kitchen, Not In Use</i>								
Exposed Concrete	63%			LIFE	**	5	\$9,800	
Gypsum Board	35%			LIFE	**	5	\$43,400	
Site Enclosure								
Fence/Gates								
Chain Link	15%			2038	**			
Iron Picket	85%			2048	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 85%</i>								
<i>Location : W Mt Eden Avenue</i>								
Retaining Walls								
Cast in Place Concrete	100%			2048	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2033	**			
On-Site Walkways								
Cast in Place Concrete	95%			2033	**			
Pavers/Stone	5%			2031	**			
Parking/Driveway								
Asphalt	100%	4+	\$900	2031	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2038	**	5	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two 800 Ampere Main Disconnect Switches</i>								

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

DEPT. OF HOMELESS SERVICES - 071
MOUNT EDEN AVENUE SRO
Asset # : 50

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Switchgear / Switchboard								
Fused Disc Sw	100%			2038	**	5	\$300	
Raceway								
Conduit	100%			2038	**	1		
Panelboards								
Molded Case Bkrs	100%			2036	**	5	\$1,700	
Wiring								
Thermoplastic	100%			2038	**	1		
Motor Controllers								
Locally Mounted	100%			2033	**	5	\$400	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,000	
		<i>Other Observation, Extent : Light, Area Affected : 50%</i>						
		<i>Location : At Water Main</i>						
		<i>Explanation : Corrosion</i>						
Stand-by Power								
Transfer Switches								
Automatic	100%			2033	**	1	\$20,000	
Generators								
Diesel	100%			2031	**	1	\$25,200	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Generator Room</i>						
		<i>Explanation : One 125 Kilovolt-ampere</i>						
Batteries								
Lead/Acid	100%			2021	\$1,600	5	\$2,400	
Fuel Storage								
Day Tank	100%			2036	**	5	\$12,100	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : One 250 Gallon Tank</i>						
Lighting								
Interior Lighting								
Fluorescent	35%			2028	\$389,900	10	\$20,900	
Incandescent	5%			2028	\$55,700	2	\$100	
LED	60%			2033	**			
Egress Lighting								
Emergency, Service	50%			2028	\$16,700	1		
Exit, Service	50%			2028	\$11,300	1		
Exterior Lighting								
HID	20%	Now	\$10,200	2028	\$51,200			
		<i>Damaged Fixtures, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Exterior Canopy</i>						
No Component	80%							
Alarm								

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

DEPT. OF HOMELESS SERVICES - 071
MOUNT EDEN AVENUE SRO
Asset # : 50

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

Alarm

Security System								
No Component	80%							
Generic	20%			2028	\$41,000	1	\$4,900	
Fire/Smoke Detection								
No Component	65%							
Generic, Analog	35%			2028	\$245,600	1-3	\$14,000	

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

Heating

Energy Source								
Electricity	1%			2048	**	1		
Natural Gas	99%			2048	**	1		

Conversion Equipment								
Hot Water Boiler	99%			2033	**	1	\$31,800	

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

Location : Basement

Explanation : 2 Units

Radiant Heater	1%			2028	\$11,200	2	\$300	
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Other Observation, Extent : Light, Area Affected : 1%

Location : 1st Floor Lounge

Explanation : 2 Electric Unit Heaters

Distribution								
Hot Wtr Piping/Pump	75%			2036	**	4	\$2,400	
Hot Wtr Piping/Pump	25%	Now	\$24,700	2053	**	4	\$800	

Other Observation, Extent : Light, Area Affected : 25%

Location : Basement

Explanation : 1 Of 4 Hot Water Circulating Pumps Is Missing

Terminal Devices								
Convactor/Radiator	98%			2033	**	1	\$20,600	
Fan Coil Unit/Heat	2%			2028	\$19,000	1	\$400	

Other Observation, Extent : Light, Area Affected : 2%

Location : Basement B14. 1st Floor Locker Room And Maintenance Office

Explanation : 3 Units

Air Conditioning

Energy Source								
Electricity	50%			2044	**	1		
Natural Gas	50%			2048	**	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.

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

DEPT. OF HOMELESS SERVICES - 071
MOUNT EDEN AVENUE SRO
Asset # : 50

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning								
Conversion Equipment								
	Ext Pkg Unit - Heating/Cooling	30%			2033	**	2	\$1,200
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : 5th Floor.</i>								
<i>Explanation : 4 Units On The Roof Are Not In Service Because Thermostats Controlling The Units Are Not Functioning.</i>								
	Window/Wall Unit	70%			2023	\$92,600	1	
Distribution								
	Ductwork/Diffusers	30%			LIFE	**	2	\$25,400
	No Component	70%						
Ventilation								
Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$36,200
Exhaust Fans								
	Roof	85%			2033	**	2	\$1,700
	Roof	15%	Now	\$15,800	2038	**	2	\$200
<i>Unit Inoperable, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Roof</i>								
Plumbing								
H/C Water Piping								
	Galvanized Steel	100%			2041	**	1	
HW Heat Exchanger								
	Steam Fired	100%			2038	**	4	\$9,600
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Heat Exchanger Built Into Boiler</i>								
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping								
	Cast Iron	90%			LIFE	**	1	
	Cast Iron	10%	Now	\$13,200	LIFE	**	1	
<i>Broken, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside Perimeter Of Building Back, Right And Left Side</i>								
Sump Pump(s)								
	Non-Submersible	100%			2028	\$9,700	4	\$1,400
Sewage Ejector(s)								
	Electric	100%			2028	\$18,300	4	\$2,600
Vertical Transport								
Elevators								
	Hydraulic	100%			LIFE	**		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement To 5th Floor</i>								
<i>Explanation : 1 Of 2 Elevators Not In Service, Not Commissioned.</i>								
Fire Suppression								
Sprinkler								
	Generic	100%			2048	**	1-2	\$18,200

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

Estimates are rounded to the nearest hundred dollars.

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

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

DEPT. OF HOMELESS SERVICES - 071
MOUNT EDEN AVENUE SRO
Asset # : 50

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

Fire Suppression

Chemical System

No Component

Generic

99%

1%

2023

\$300

1-3

*Other Observation, Extent : Light, Area Affected : 1%**Location : 1st Floor Kitchen**Explanation : Not In Use**kitchen Used As Storage.*

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

Maintenance \$ are aggregated over a 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 : 13-Sep-2019

DEPT. OF HOMELESS SERVICES - FY 2020

Asset Name : NELSON AVE FAMILY RESIDENCE
Address : 1605 NELSON AVENUE @ FEATHERBED LANE
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DHS0062.000 / 3011 **Yr Built/Renovated** : 1928 / 2013
Area Sq Ft : 103,796 **Project Type** : HOMELESS SERVICES
Date of Survey : 06-Dec-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,6
Block : 2876 **Lot** : 55 **BIN** : 2008816

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$198,300	\$237,600
Interior Architecture	\$511,800	\$621,900
Electrical	\$2,593,000	\$229,100
Mechanical		\$189,500
Total	\$3,303,100	\$1,278,200
Importance Code A	\$198,300	\$237,600
Importance Code B	\$2,899,600	\$897,900
Importance Code C	\$205,200	\$142,600
Total	\$3,303,100	\$1,278,200

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$22,600			
Interior Architecture	\$21,300	\$17,500	\$3,900	
Electrical	\$2,700	\$7,600	\$6,200	\$67,100
Mechanical	\$22,200	\$15,600	\$26,500	\$26,100
Total	\$68,700	\$40,600	\$36,700	\$93,200
Importance Code A	\$32,900	\$10,300	\$10,300	\$10,500
Importance Code B	\$35,900	\$30,300	\$26,400	\$82,700
Importance Code C				
Total	\$68,700	\$40,600	\$36,700	\$93,200



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

DEPT. OF HOMELESS SERVICES - 071
NELSON AVE FAMILY RESIDENCE
Asset # : 3011

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	**	5	\$39,900	
Masonry: Brick	45%			LIFE	**	5	\$71,800	
<i>Recent Repair Evident, Extent : Light, Area Affected : 66%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	5%			LIFE	**	5	\$6,000	
Masonry: Limestone	2%			LIFE	**	5	\$2,400	
Granite Panels	3%			LIFE	**	5	\$3,600	
Stucco Cement	40%	4+	\$96,400	2042	**	5	\$79,800	
<i>Horizontal Cracks, Extent : Light, Area Affected : 5%</i>								
<i>Location : Rear Yard</i>								
<i>Staining/Discoloring, Extent : Light, Area Affected : 15%</i>								
<i>Location : Below Windows</i>								
<i>Vertical Cracks, Extent : Light, Area Affected : 5%</i>								
<i>Location : Rear Yard</i>								
Windows								
Aluminum	85%			2045	**	5	\$32,000	
Metal Clad	5%	2-4	\$101,900	2054	**	5	\$5,900	
<i>Bent/Warped Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Stairs</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Stairs</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Stairs</i>								
Metal Louvers	5%			2038	**	10	\$11,800	
Wood	5%	Now	\$16,500	2037	**	5	\$9,400	
<i>Air Infiltration, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Stairwells</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Stairwells</i>								
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$4,400	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	45%			LIFE	**	5	\$5,100	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	5%			LIFE	**	5	\$700	
Metal Security Bars	5%			2057	**			
Stucco Cement	40%	4+	\$6,100	2042	**	5	\$5,800	
<i>Horizontal Cracks, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Vertical Cracks, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								

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DEPT. OF HOMELESS SERVICES - 071
NELSON AVE FAMILY RESIDENCE
Asset # : 3011

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Roof								
Modified Bitumen	95%			2037	**	10	\$46,100	
	<i>Ponding, Extent : Light, Area Affected : 5%</i>							
	<i>Location : Throughout</i>							
Skylight, Metal/Glass	5%			2059	**	10	\$8,100	
	<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>							
	<i>Location : 4 Units Throughout</i>							
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$17,000	
Ceramic Tile	20%	Now	\$125,500	2038	**	5	\$15,500	
	<i>Cracking/Crumbling, Extent : Severe, Area Affected : 30%</i>							
	<i>Location : Throughout</i>							
Quarry Tile	15%			2042	**	5	\$35,000	
Vinyl Tile	20%			2029	\$275,400	3	\$11,700	
	<i>Worn/Eroded, Extent : Light, Area Affected : 15%</i>							
	<i>Location : Throughout</i>							
Wood	40%			2044	**	5	\$116,500	
	<i>Worn/Eroded, Extent : Light, Area Affected : 15%</i>							
	<i>Location : Throughout</i>							
Interior Walls								
Ceramic Tile	20%	2-4	\$205,200	2038	**	5	\$35,700	
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
Concrete Masonry Unit	10%			LIFE	**	5	\$14,300	
Gypsum Board	50%			LIFE	**	5	\$107,000	
	<i>Recent Repair Evident, Extent : Light, Area Affected : 5%</i>							
	<i>Location : Throughout</i>							
Masonry: Fieldstone	5%			LIFE	**			
Plaster	15%			LIFE	**	5	\$16,000	
	<i>Recent Repair Evident, Extent : Light, Area Affected : 5%</i>							
	<i>Location : Throughout</i>							

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DEPT. OF HOMELESS SERVICES - 071
NELSON AVE FAMILY RESIDENCE
Asset # : 3011

Architecture		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Interior									
Ceilings									
Exposed Struc: Steel	5%			LIFE	**				
Gypsum Board	75%	Now	\$122,800	LIFE	**	5	\$145,600		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
<i>Recent Repair Evident, Extent : Light, Area Affected : 5%</i>									
<i>Location : Throughout</i>									
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
Plaster	20%	Now	\$21,300	LIFE	**	5	\$19,400		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
<i>Recent Repair Evident, Extent : Light, Area Affected : 5%</i>									
<i>Location : Throughout</i>									
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
Site Enclosure									
Fence/Gates									
Iron Picket	100%			2064	**				
Retaining Walls									
Cast in Place Concrete	100%			2064	**				
Site Pavements									
Public Sidewalk									
Cast in Place Concrete	100%			2042	**				
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>									
<i>Location : Throughout</i>									
On-Site Walkways									
Cast in Place Concrete	100%			2042	**				
Electrical									
Electrical		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Under 600 Volts									
Service Equipment									
Fused Disc Sw	100%			2049	**	5	\$400		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Electrical Room.</i>									
<i>Explanation : Main Service Switch Rated At 800 Amperes.</i>									
Switchgear / Switchboard									
Fused Disc Sw	100%			2039	**	5	\$400		
<i>Other Observation, Extent : Light, Area Affected : 10%</i>									
<i>Location : Electrical Room.</i>									
<i>Explanation : Water Leak Into A Disconnect Switch.</i>									
Raceway									
Conduit	100%			2039	**	1			

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DEPT. OF HOMELESS SERVICES - 071
NELSON AVE FAMILY RESIDENCE
Asset # : 3011

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Panelboards								
Molded Case Bkrs	70%			2037	**	5	\$1,900	
Molded Case Bkrs	30%			2037	**	5	\$800	
Wiring								
Thermoplastic	100%			2039	**	1		
Motor Controllers								
Locally Mounted	100%			2034	**	5	\$700	
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	80%	Now	\$1,423,000	2039	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Lamp T-12, Compact Fluorescent Lamp. Obsolete Fixtures, Not Providing Adequate Illumination.</i>								
Fluorescent	15%			2034	**	10	\$14,300	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout Building.</i>								
Incandescent	5%	0-2	\$88,900	2039	**	2	\$100	
<i>Obsolete Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout Building.</i>								
Egress Lighting								
Emergency, Service	50%			2024		1		
Exit, Service	50%			2024		1		
Exterior Lighting								
HID	100%	0-2	\$408,600	2039	**			
<i>Obsolete Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Building Perimeter.</i>								
Alarm								
Security System								
No Component	30%							
Generic	70%			2029		1	\$27,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building.</i>								
<i>Explanation : CCTV Surveillance System.</i>								
Fire/Smoke Detection								
No Component	40%							
Generic, Analog	60%	0-2	\$672,400	2039	**	1-3	\$34,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout Building.</i>								
<i>Explanation : This Obsolete Fire Alarm System Does Not Provide Devices To Properly Cover All Areas.</i>								

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DEPT. OF HOMELESS SERVICES - 071
NELSON AVE FAMILY RESIDENCE
Asset # : 3011

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2049	**	1		
Conversion Equipment								
Steam Boiler	100%			2042	**	1	\$102,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 1 Unit</i>								
Distribution								
Central Plant Steam Piping/Pmp	100%			2039	**	4	\$5,100	
Terminal Devices								
Convactor/Radiator	100%			2034	**	1	\$33,500	
Air Conditioning								
Energy Source								
Electricity	100%			2037	**	1		
Conversion Equipment								
Interior Pkg Unit - Cooling	5%			2027	\$189,500	2	\$300	
Window/Wall Unit	5%			2024	\$10,600	1		
No Component	90%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$57,900	
Exhaust Fans								
Roof	100%			2034	**	2	\$3,200	
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2034	**	1		
HW Heat Exchanger								
Steam Fired	100%			2049	**	4	\$15,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : Heat Exchanger In Boiler</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2029	\$15,500	4	\$3,300	
Backflow Preventer								
No Component	50%							
Generic	50%			2034	**	1	\$3,200	
Fixtures								
Generic	100%							
Fire Suppression								

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**DEPT. OF HOMELESS SERVICES - 071
NELSON AVE FAMILY RESIDENCE
Asset # : 3011**

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Fire Suppression	Sprinkler							
	No Component	50%						
	Generic	50%			2039	* *	1-2	\$14,500

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Print Date : 13-Sep-2019

DEPT. OF HOMELESS SERVICES - FY 2020

Asset Name : NEW PROVIDENCE
Address : 215 EAST 45TH STREET @ 3RD AVE.
Borough : MANHATTAN **Agency's Number** : WYYY
Program / Asset # : DHS0070.000 / 4442 **Yr Built/Renovated** : 1948 / 2013
Area Sq Ft : 42,000 **Project Type** : HOMELESS SERVICES
Date of Survey : 15-Dec-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,6
Block : 1319 **Lot** : 8 **BIN** : 1071616

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$62,200	\$90,400
Interior Architecture	\$69,700	\$417,300
Electrical		\$970,100
Mechanical	\$51,300	\$183,400
Total	\$183,200	\$1,661,300
Importance Code A	\$62,200	\$90,400
Importance Code B	\$121,000	\$1,293,000
Importance Code C		\$277,900
Total	\$183,200	\$1,661,300

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture				\$3,800
Interior Architecture	\$18,900	\$27,600	\$2,000	\$27,100
Electrical	\$1,200	\$1,700	\$1,400	\$1,700
Mechanical	\$8,900	\$7,200	\$12,400	\$59,800
Site Pavements	\$900			
Elevators/Escalators	\$11,800	\$11,800	\$11,800	\$11,800
Total	\$41,600	\$48,300	\$27,600	\$104,200
Importance Code A	\$4,200	\$4,200	\$4,200	\$8,000
Importance Code B	\$36,600	\$27,600	\$23,500	\$96,200
Importance Code C	\$900	\$16,500		
Total	\$41,600	\$48,300	\$27,600	\$104,200



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DEPT. OF HOMELESS SERVICES - 071
NEW PROVIDENCE
Asset # : 4442

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	95%			LIFE	**	5	\$90,400	
Masonry: Limestone	5%			LIFE	**	5	\$3,600	
Windows								
Aluminum	95%			2045	**	5	\$21,700	
Steel	5%	0-2	\$62,200	2054	**	5	\$7,100	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Stairs</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Stairs</i>								
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$2,700	
Masonry: Brick	85%			LIFE	**	5	\$5,900	
Metal Rail	5%			2034	**	5-10	\$6,200	
Pre-Cast Concrete	5%			LIFE	**	5	\$2,200	
Roof								
Modified Bitumen	95%			2037	**	10	\$28,200	
Skylight, Metal/Glass	5%			2049	**	10	\$4,900	
Soffits								
Cast in Place Concrete	100%			LIFE	**	5	\$6,100	
Interior								
Floors								
Carpet	25%			2025	\$209,400	3	\$23,600	
Cast in Place Concrete	10%			LIFE	**	5	\$13,800	
Ceramic Tile	10%			2042	**	5	\$6,300	
Quarry Tile	5%	Now	\$18,900	2042	**	5	\$2,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Kitchen</i>								
Vinyl Tile	25%	Now	\$69,700	2034	**	3	\$5,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Elevator Lobbies And Corridors</i>								
Vinyl Tile	25%			2029	\$139,500	3	\$5,900	
Interior Walls								
Ceramic Tile	5%			2042	**	5	\$33,100	
Concrete Masonry Unit	10%			LIFE	**	5	\$26,500	
Gypsum Board	55%			LIFE	**	5	\$218,300	
Plaster	25%			LIFE	**	5	\$49,600	
Plaster	5%			LIFE	**	5	\$9,900	
Ceilings								
AcousTileSusp.Lay-In	80%			2034	**	5	\$50,300	
Gypsum Board	20%			LIFE	**	5	\$15,700	
Site Enclosure								
Fence/Gates								
Chain Link	100%			2039	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2034	**			

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DEPT. OF HOMELESS SERVICES - 071
NEW PROVIDENCE
Asset # : 4442

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

Site Pavements

On-Site Walkways

Cast in Place Concrete	100%	4+	\$900	2042	**			
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*Cracking/Crumbling, Extent : Moderate, Area Affected : 10%**Location : Rear Concrete Yard*

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

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2039	**	5	\$200	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : 2- Main Service Disconnect Switches Rated At 800 Amperes Each.*

Switchgear / Switchboard

Fused Disc Sw	30%			2039	**	5	\$100	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : 1- Vertical Section*

Fused Disc Sw	30%			2029	\$30,600	5	\$100	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : 1- Vertical Section*

Molded Case Bkrs	40%			2039	**	5	\$400	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : 1- Vertical Section*

Raceway

Conduit	80%			2039	**	1		
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Conduit	20%			2029	\$10,700	1		
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Panelboards

Fused Disc Sw	10%			2037	**	5	\$100	
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Molded Case Bkrs	90%			2037	**	5	\$1,000	
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Wiring

Thermoplastic	100%			2039	**	1		
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Motor Controllers

Locally Mounted	100%			2034	**	5	\$300	
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Ground

Grounding Devices

Not Accessible	100%							
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Lighting

Interior Lighting

Fluorescent	99%			2029	\$712,600	10	\$38,100	
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*T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%**Location : Throughout The Building*

LED	1%			2037	**			
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DEPT. OF HOMELESS SERVICES - 071
NEW PROVIDENCE
Asset # : 4442

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Egress Lighting								
Emergency, Service	50%			2029	\$10,800	1		
Exit, Service	50%			2029	\$7,300	1		
Exterior Lighting								
Fluorescent	30%			2029	\$42,100	10	\$1,200	
		<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Front And Courtyard</i>						
No Component	70%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2037	**	1	\$4,700	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Hallways And Courtyard</i>						
		<i>Explanation : CCTV Surveillance Cameras</i>						
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2029	\$136,000	1-3	\$7,800	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Hallways, Cafeteria And Basement</i>						
		<i>Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns</i>						

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2039	**	1		
Conversion Equipment								
Steam Boiler	100%			2034	**	1	\$41,600	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Boiler Room</i>						
		<i>Explanation : 1 Unit</i>						
Distribution								
Central Plant Steam Piping/Pmp	100%			2039	**	4	\$2,100	
Terminal Devices								
Air Handler	20%			2029	\$115,300	1	\$5,200	
Convactor/Radiator	80%			2034	**	1	\$10,900	
Air Conditioning								
Energy Source								
Electricity	100%			2037	**	1		
Conversion Equipment								
Window/Wall Unit	60%			2024	\$51,300	1		
No Component	40%							
Ventilation								

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DEPT. OF HOMELESS SERVICES - 071
NEW PROVIDENCE
Asset # : 4442

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Ventilation								
Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$23,400
Exhaust Fans								
	Roof	100%			2029	\$68,100	2	\$1,300
Plumbing								
H/C Water Piping								
	Brass/Copper	90%			2039	**	1	
	Galvanized Steel	10%			2034	**	1	
Water Heater								
	Gas Fired	100%			2024	\$25,000	2	\$600
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Boiler Room</i>							
	<i>Explanation : 2 Units</i>							
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping								
	Cast Iron	90%			LIFE	**	1	
	Plastic/PVC	10%			2042	**	1	
Sump Pump(s)								
	Non-Submersible	100%			2029	\$6,300	4	\$1,300
Backflow Preventer								
	Generic	100%			2034	**	1	\$2,600
Fixtures								
	Generic	100%						
Vertical Transport								
Elevators								
	Hydraulic	100%			LIFE	**		
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : 1 Unit From Basement To 6th Floor, 1 Unit From Basement To 5th Floor</i>							
	<i>Explanation : 2 Units</i>							
Fire Suppression								
Sprinkler								
	Generic	100%			2039	**	1-2	\$11,800
Chemical System								
	Generic	100%			2024	\$27,200	1-3	\$4,000

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

Print Date : 13-Sep-2019

DEPT. OF HOMELESS SERVICES - FY 2020

Asset Name : PAMOJA HOUSE
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 : 26-Apr-2016 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3
Block : 1649 **Lot** : 1 **BIN** : 3045367

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$2,598,500	\$1,782,400
Interior Architecture	\$6,071,200	\$1,691,200
Electrical	\$2,317,700	\$1,873,600
Mechanical	\$1,121,600	\$2,540,300
Total	\$12,109,000	\$7,887,400
Importance Code A	\$2,883,900	\$1,843,800
Importance Code B	\$8,529,200	\$5,456,500
Importance Code C	\$696,000	\$587,100
Total	\$12,109,000	\$7,887,400

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$83,000	\$7,400		
Interior Architecture	\$86,800			\$12,800
Electrical	\$17,700	\$46,700	\$17,800	\$17,800
Mechanical	\$51,700	\$88,900	\$95,100	\$45,400
Total	\$239,300	\$142,900	\$112,900	\$76,000
Importance Code A	\$83,000	\$32,100	\$22,400	\$22,400
Importance Code B	\$103,900	\$110,800	\$90,600	\$53,600
Importance Code C	\$52,400			
Total	\$239,300	\$142,900	\$112,900	\$76,000



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

DEPT. OF HOMELESS SERVICES - 071
PAMOJA HOUSE
Asset # : 1975

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%	Now	\$144,400	LIFE	**	5	\$38,200	1
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	90%	Now	\$831,000	LIFE	**	5	\$88,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Masonry: Sandstone	5%	Now	\$21,900	LIFE	**	5	\$3,700	
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	95%	Now	\$464,600	2043	**	5	\$13,300	
<i>Air Infiltration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Ctrwt/Balnc Not Funct, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Metal Louvers	5%	Now	\$4,400	2036	**			
<i>Corrosion/Rusting, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Parapets								
Cast Stone/Terra Cotta	2%	Now	\$12,000	LIFE	**	5	\$3,500	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Copper/Terne	2%	Now	\$12,200	2047	**	5	\$1,100	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Cracking/Crumbling, Extent : Light, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	90%	Now	\$368,000	LIFE	**	5	\$20,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Granite	3%	Now	\$16,200	LIFE	**	5	\$900	
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Metal Panel	3%	Now	\$16,400	2037	**	5	\$1,300	
<i>Deformed/Dented, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								

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

DEPT. OF HOMELESS SERVICES - 071
PAMOJA HOUSE
Asset # : 1975

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Asphalt Shingle	50%	Now	\$176,000	2030	\$440,100			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Metal Panel	7%	Now	\$60,600	2032	**			
<i>Deformed/Dented, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Modified Bitumen	35%	Now	\$364,800	2027	\$1,216,000			
<i>Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Single Ply Membrane	3%			2032	**	10	\$7,400	
Skylight, Metal/Glass	5%	Now	\$189,100	2037	**			
<i>Deformed/Dented, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Interior								
Floors								
Cast in Place Concrete	50%	0-2	\$92,400	LIFE	**	5	\$372,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	10%	0-2	\$34,400	2030	\$688,600	5	\$17,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	30%	Now	\$906,300	2037	**	3	\$38,300	
<i>Adhesion Failure, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Wood	10%	Now	\$468,800	2055	**	5	\$32,000	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Second And Third Floors</i>								
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Second And Third Floors</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Second And Third Floors</i>								

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DEPT. OF HOMELESS SERVICES - 071
PAMOJA HOUSE
Asset # : 1975

Architecture		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Interior									
Interior Walls									
Ceramic Tile	10%	Now	\$109,800	2030	\$549,000	5	\$9,500		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>									
<i>Location : Throughout</i>									
Concrete Masonry Unit	15%	0-2	\$66,300	LIFE	**	5	\$11,400		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
Gypsum Board	15%	Now	\$24,700	LIFE	**	5	\$17,200		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
Masonry: Brick	10%	Now	\$232,700	LIFE	**				
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>									
<i>Location : Throughout</i>									
<i>Water Penetration, Extent : Moderate, Area Affected : 30%</i>									
<i>Location : Throughout</i>									
Plaster	45%	Now	\$287,300	LIFE	**	5	\$25,800		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 50%</i>									
<i>Location : Throughout</i>									
<i>Paint Peeling, Extent : Moderate, Area Affected : 60%</i>									
<i>Location : Throughout</i>									
Wood	5%	0-2	\$27,700	LIFE	**	5	\$38,200		
<i>Deteriorated Finish, Extent : Light, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
Ceilings									
Exposed Struc: Steel	40%	Now	\$2,994,800	LIFE	**				
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
Exposed Struc: Wood	40%	Now	\$446,400	LIFE	**				
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
Plaster	20%	Now	\$466,600	LIFE	**	5	\$42,600		
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 50%</i>									
<i>Location : Throughout</i>									
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>									
<i>Location : Throughout</i>									

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

Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPT. OF HOMELESS SERVICES - 071
PAMOJA HOUSE
Asset # : 1975

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Under 600 Volts								
Service Equipment								
	Fused Disc Sw	25%			2027	\$20,500	5	\$200
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 600 Ampere Main Disconnect Switch</i>								
	Molded Case Bkrs	50%			2027	\$41,000	5	\$3,000
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two 600 Ampere Main Disconnect Switches</i>								
	Molded Case Bkrs	25%			2027	\$20,500	5	\$1,500
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 400 Ampere Main Disconnect Switch</i>								
Switchgear / Switchboard								
	Fused Disc Sw	75%			2027	\$267,500	5	\$700
	Molded Case Bkrs	25%			2027	\$89,200	5	\$1,500
Raceway								
	Conduit	100%			2027	\$406,700	1	
Panelboards								
	Fused Disc Sw	10%			2026	\$37,400	5	\$500
	Molded Case Bkrs	90%			2026	\$336,600	5	\$5,400
Wiring								
	Braided Cloth	60%	2-4	\$375,900	2052	**	1	
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
	Thermoplastic	40%			2027	\$250,600	1	
Motor Controllers								
	Locally Mounted	100%			2025	\$177,900	5	\$1,500
Ground								
Grounding Devices								
	Generic	100%			LIFE	**	5	\$3,300
Stand-by Power								
Transfer Switches								
	Automatic	100%			2025	\$70,300	1	\$69,500
Generators								
	Diesel	100%	Now	\$546,500	2042	**	1	\$78,700
<i>Not in Service, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : One 100 Kilowatt</i>								
Batteries								
	Lead/Acid	100%			2021	\$1,600	5	\$8,400

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DEPT. OF HOMELESS SERVICES - 071
PAMOJA HOUSE
Asset # : 1975

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Stand-by Power Fuel Storage Main Tank	100%			2030	\$28,500	5	\$6,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One 275 Gallon</i>								
Lighting								
Interior Lighting Fluorescent	85%			2035	**	10	\$176,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
HID	10%			2022	\$57,600	10	\$700	
Incandescent	5%			2022	\$193,500	2	\$300	
Egress Lighting								
Emergency, Service	10%			2022	\$11,600	1		
Emergency, Service	50%			2035	**	1		
Exit, Service	30%			2022	\$23,500	1		
Exit, Service	10%			2035	**	1		
Exterior Lighting								
HID	100%			2022	\$888,900	10	\$700	
Alarm								
Security System								
No Component	90%							
Generic	10%			2035	**	1	\$8,400	
Fire/Smoke Detection								
No Component	90%							
Generic, Analog	10%			2022	\$243,800	1-3	\$13,900	
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Fuel Oil No 2	40%			2037	**	5	\$28,000	
Natural Gas	60%			2047	**	1		
Conversion Equipment								
Steam Boiler	100%	Now	\$285,300	2032	**	1	\$201,200	
<i>Corroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Boilers</i>								
<i>Other Observation, Extent : Light, Area Affected : 40%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 2 Units</i>								

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

DEPT. OF HOMELESS SERVICES - 071
PAMOJA HOUSE
Asset # : 1975

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Distribution								
Central Plant Steam Piping/Pmp	100%	Now	\$373,100	2037	**	4	\$11,100	
<i>Steam Traps Faulty, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Terminal Devices								
Air Handler	40%	Now	\$124,000	2027	\$1,239,900	1	\$50,300	
<i>Unit Inoperable, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Basement</i>								
Convactor/Radiator	60%	Now	\$35,400	2032	**	1	\$39,400	
<i>Damaged, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Air Conditioning								
Conversion Equipment								
Exterior Pkg Unit - Cooling	15%			2037	**	2	\$2,100	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : To Serve The Kitchen Area</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Under Construction</i>								
No Component	85%							
Distribution								
Ductwork/Diffusers	15%			LIFE	**	2	\$44,100	
No Component	85%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$125,900	
Exhaust Fans								
Interior	60%	Now	\$94,100	2027	\$470,600	2	\$3,300	
<i>Not in Service, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout, Bathrooms</i>								
Roof	40%			2027	\$146,400	2	\$2,800	
Plumbing								
H/C Water Piping								
Galvanized Steel	100%	Now	\$48,400	2032	**	1		
<i>Corroded, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Water Heater								
Gas Fired	40%			2027	\$53,800	2	\$1,300	
Gas Fired	60%			2026	\$80,700	2	\$2,000	
HW Heat Exchanger								
Steam Fired	100%			2027	\$351,100	4	\$22,300	

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

DEPT. OF HOMELESS SERVICES - 071
PAMOJA HOUSE
Asset # : 1975

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Sanitary Piping Cast Iron	100%	Now	\$161,300	LIFE	**	1		
<i>Blockage /Clogged, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Basement</i>								
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
Sump Pump(s) Non-Submersible	100%	Now	\$33,600	2037	**	4	\$4,800	
<i>Unit Inoperable, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Fixtures								
Generic	100%							
<i>Obsolete Fixtures, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Fire Suppression								
Standpipe Generic	100%			2047	**	1-5	\$113,800	
Sprinkler Generic	100%			2047	**	1-2	\$63,200	
Fire Pump Generic	100%			2030	\$141,900	1	\$42,200	

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

Print Date : 13-Sep-2019

DEPT. OF HOMELESS SERVICES - FY 2020

Asset Name : PARK SLOPE ARMORY
Address : 1402 8TH AVENUE @ 14TH ST
Borough : BROOKLYN **Agency's Number** : MB051
Program / Asset # : DHS0081.000 / 4453 **Yr Built/Renovated** : 1894 / 2006
Area Sq Ft : 201,300 **Project Type** : HOMELESS SERVICES
Date of Survey : 02-Jun-2015 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Basement, Roof, Floors 1,3
Block : 1102 **Lot** : 12 **BIN** : 3026581

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$1,226,900	\$212,700
Interior Architecture	\$136,600	\$2,928,600
Electrical	\$261,800	\$337,900
Mechanical	\$652,500	\$945,300
Total	\$2,277,900	\$4,424,500
Importance Code A	\$1,226,900	\$212,700
Importance Code B	\$1,050,900	\$3,911,700
Importance Code C		\$300,100
Total	\$2,277,900	\$4,424,500

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$38,800			
Interior Architecture	\$13,900		\$6,700	\$4,800
Electrical	\$17,600	\$4,500	\$3,600	\$7,200
Mechanical	\$52,100	\$63,600	\$64,500	\$55,200
Total	\$122,500	\$68,100	\$74,900	\$67,100
Importance Code A	\$58,900	\$19,900	\$19,900	\$19,900
Importance Code B	\$63,600	\$48,200	\$54,900	\$42,400
Importance Code C				\$4,800
Total	\$122,500	\$68,100	\$74,900	\$67,100



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

DEPT. OF HOMELESS SERVICES - 071
PARK SLOPE ARMORY
Asset # : 4453

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	90%			LIFE	**	5	\$136,900	
Masonry: Brick	3%			LIFE	**	5	\$4,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Upper Wall Facing Roof</i>								
<i>Explanation : Stucco Over Brick</i>								
Masonry: Sandstone	7%			LIFE	**	5	\$8,000	
Windows								
Aluminum	100%	Now	\$103,800	2042	**	5	\$10,900	
<i>Crtrwt/Balnc Not Funct, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Parapets								
Copper/Terne	10%			2061	**	5	\$40,500	
Masonry: Brick	85%	Now	\$466,600	LIFE	**	5	\$71,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Pre-Cast Concrete	5%			LIFE	**	5	\$26,400	
Roof								
Asphalt Shingle	80%	Now	\$231,700	2035	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Copper/Terne	5%	Now	\$56,600	2054	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Modified Bitumen	5%	Now	\$57,200	2031	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Single Ply Membrane	5%			2031	**	10	\$18,600	
Skylight, Metal/Glass	5%	Now	\$311,100	2046	**			
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Interior								
Floors								
Ceramic Tile	5%			2035	**	5	\$13,500	
Vinyl Tile	20%			2026		3	\$20,200	
Wood	20%			2029		5	\$101,200	
Not Accessible	55%							
Interior Walls								
Ceramic Tile	5%			2029		5	\$9,600	
Gypsum Board	10%			LIFE	**	5	\$11,500	
Plaster	10%			LIFE	**	5	\$5,700	
Not Accessible	75%							

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Estimates are rounded to the nearest hundred dollars.

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DEPT. OF HOMELESS SERVICES - 071
PARK SLOPE ARMORY
Asset # : 4453

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTileSusp.Lay-In	5%	Now	\$13,900	2031	**	5	\$7,600	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Embossed Metal	1%			LIFE	**	5	\$1,400	
Plaster	19%	Now	\$86,000	LIFE	**	5	\$36,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Not Accessible	75%							

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	25%			2026	\$1,100	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 400 Amperes And One 200 Amperes Main Disconnect Switch</i>								
Not Accessible	75%							
Switchgear / Switchboard								
Molded Case Bkrs	25%			2026	\$97,100	5	\$1,300	
Not Accessible	75%							
Raceway								
Conduit	25%			2026	\$110,700	1		
Not Accessible	75%							
Panelboards								
Fused Disc Sw	5%			2025	\$20,400	5	\$200	
Molded Case Bkrs	15%			2025	\$61,100	5	\$800	
Molded Case Bkrs	5%			2034	**	5	\$300	
Not Accessible	75%							
Wiring								
Braided Cloth	20%	2-4	\$2,300	2051	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	5%			2036	**	1		
Not Accessible	75%							
Motor Controllers								
Locally Mounted	25%			2024	\$3,300	5	\$300	
Not Accessible	75%							

Ground

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DEPT. OF HOMELESS SERVICES - 071
PARK SLOPE ARMORY
Asset # : 4453

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ground								
Grounding Devices Generic	100%	0-2	\$10,800	LIFE	**	5	\$3,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Water Main - Basement</i>								
<i>Explanation : Corroded</i>								
Lighting								
Interior Lighting Fluorescent	2%			2031	**	10	\$3,700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Lobby</i>								
<i>Explanation : Compact Fl</i>								
Fluorescent	23%			2031	**	10	\$42,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Not Accessible	75%							
Egress Lighting								
Emergency, Service	15%			2031	**	1		
Exit, Service	10%			2031	**	1		
Not Accessible	75%							
Exterior Lighting								
HID	25%			2021		10	\$200	
No Component	75%							
Alarm								
Security System								
No Component	90%							
Generic	10%			2026		1	\$7,500	
Fire/Smoke Detection								
Not Accessible	75%							
Generic, Digital	25%			2031	**	1-3	\$31,000	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source Interruptible Gas/Dual Fuel	100%			2046	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Buried Under Sidewalk On 15th Street</i>								
<i>Explanation : 1 4000 Gallon Tank</i>								
Conversion Equipment Steam Boiler	100%			2039	**	1	\$199,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 2 Dual Fuel Steam Boilers</i>								

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DEPT. OF HOMELESS SERVICES - 071
PARK SLOPE ARMORY
Asset # : 4453

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Distribution								
Central Plant Steam Piping/Pmp	25%			2026	\$905,300	4	\$3,700	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The D H S Section Of The Building</i>								
Central Plant Steam Piping/Pmp	75%			2046	**	4	\$11,200	
Terminal Devices								
Air Handler	70%			2031	**	1	\$87,100	
Convactor/Radiator	30%			2024	\$343,700	1	\$19,500	
<i>On Extended Life, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout The D H S Section Of The Building</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2042	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller Window/Wall Unit	70%			2031	**	1	\$65,400	
	30%			2024	\$133,800	1		
Distribution								
CW & CHW Wtr Pipe/Pump	70%			2046	**	4	\$10,400	
No Component	30%							
Terminal Devices								
Air Handler/Cool/Ht	70%			2031	**	1	\$87,100	
No Component	30%							
Ventilation								
Distribution								
Ductwork/Diffusers	80%			LIFE	**	2-5	\$89,800	
No Component	20%							
Exhaust Fans								
Roof	50%			2031	**	2	\$3,100	
Wall Unit	50%			2031	**	2	\$3,100	
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2031	**	1		
Water Heater								
Gas Fired	100%			2024	\$130,500	2	\$2,900	
Sanitary Piping								
Cast Iron	70%			LIFE	**	1		
Cast Iron	30%			LIFE	**	1		
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The D H S Section Of The Building</i>								

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DEPT. OF HOMELESS SERVICES - 071
PARK SLOPE ARMORY
Asset # : 4453

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Storm Drain Piping Cast Iron	100%	0-2	\$44,600	LIFE	**	1		
<i>Blockage /Clogged, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Scuppers And Leaders On The North And South Sides Of The Building</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Around The Perimeter Of The Building</i>								
<i>Explanation : Aluminium Scuppers And Leaders Observed</i>								
Backflow Preventer Generic	100%			2031	**	1	\$12,300	
Fixtures								
Generic	100%							
<i>Obsolete Fixtures, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Fire Suppression								
Sprinkler Generic	30%			2036	**	1-2	\$16,900	
Generic	70%			2052	**	1-2	\$39,500	

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Print Date : 13-Sep-2019

DEPT. OF HOMELESS SERVICES - FY 2020

Asset Name : POWERS FAMILY OVERNIGHT (PATH)
Address : 346 POWERS AVENUE @ E.142 ST.
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DHS0052.000 / 1948 **Yr Built/Renovated** : 1989 /
Area Sq Ft : 67,418 **Project Type** : HOMELESS SERVICES
Date of Survey : 28-Jun-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 2572 **Lot** : 6 **BIN** : 2091301

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$624,000	\$630,200
Interior Architecture	\$64,200	\$115,200
Electrical		\$788,700
Mechanical	\$68,600	\$471,700
Site Pavements	\$18,700	\$28,000
Total	\$775,500	\$2,033,700
Importance Code A	\$624,000	\$630,200
Importance Code B	\$151,500	\$1,366,700
Importance Code C		\$36,900
Total	\$775,500	\$2,033,700

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$26,400		\$15,800	
Interior Architecture	\$39,600	\$15,500		\$9,100
Electrical	\$7,000	\$4,800	\$4,500	\$4,000
Mechanical	\$7,600	\$8,300	\$14,800	\$10,000
Site Pavements	\$31,000			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$115,500	\$32,600	\$39,100	\$27,000
Importance Code A	\$29,700	\$3,300	\$19,300	\$3,300
Importance Code B	\$53,900	\$29,200	\$19,800	\$23,700
Importance Code C	\$31,900			
Total	\$115,500	\$32,600	\$39,100	\$27,000



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DEPT. OF HOMELESS SERVICES - 071
POWERS FAMILY OVERNIGHT (PATH)
Asset # : 1948

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	66%	0-2	\$184,400	LIFE	**	5	\$58,600	
<i>Graffiti, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : E 142nd</i>								
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 15%</i>								
<i>Location : Throughout All Facades</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Control Joints Throughout</i>								
Pre-Cast Concrete	25%			LIFE	**	5	\$72,200	
Window Wall	9%			2048	**	5	\$30,000	
Windows								
Aluminum	100%	0-2	\$336,700	2044	**	5	\$9,600	
<i>Air Infiltration, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Parapets								
Masonry: Brick	35%	0-2	\$9,300	LIFE	**	5	\$1,600	
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : South West Roof</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Control Joints</i>								
Metal Panel	10%			2048	**	5	\$1,700	
Metal Rail	35%			2041	**	5-10	\$28,000	
No Component	20%							
Roof								
Metal Panel	45%			2041	**	10	\$53,000	
<i>Deformed/Dented, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : South Roof Gutter</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Center Roof, Gutter</i>								
Modified Bitumen	55%	Now	\$49,900	2028	\$499,400			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Flashing - North East Roof And South East Roof Stair</i>								
<i>Recent Repair Evident, Extent : Light, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Soffits								
Cast in Place Concrete	100%			LIFE	**	5	\$18,200	

Interior

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DEPT. OF HOMELESS SERVICES - 071
POWERS FAMILY OVERNIGHT (PATH)
Asset # : 1948

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Ceramic Tile	30%			2037	**	5	\$31,100	
Vinyl Tile	70%	0-2	\$64,200	2033	**	3	\$27,200	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Recent Replace Evident, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Uneven Substrate, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : First Floor Corridor</i>								
<i>Worn/Eroded, Extent : Light, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Concrete Masonry Unit	10%	0-2	\$6,500	LIFE	**	5	\$5,700	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Stair I, J, G</i>								
Glass: Single Pane	3%			LIFE	**	5	\$3,200	
Plaster	87%			LIFE	**	5	\$36,900	
Ceilings								
Gypsum Board	60%	Now	\$33,000	LIFE	**	5	\$78,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : North And South Ends, Stair H</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : North And South Ends</i>								
Plaster	40%			LIFE	**	5	\$26,100	
Site Enclosure								
Fence/Gates								
Chain Link	20%			2038	**			
<i>Corrosion/Rusting, Extent : Light, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Exposed Struc: Steel	80%			LIFE	**			
<i>Paint Peeling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout, Galvanized Steel Adhesion Issues</i>								
Retaining Walls								
Cast in Place Concrete	100%			2063	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2041	**			
On-Site Walkways								
Cast in Place Concrete	100%	2-4	\$24,000	2041	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Tripping Hazard, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

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DEPT. OF HOMELESS SERVICES - 071
POWERS FAMILY OVERNIGHT (PATH)
Asset # : 1948

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Site Pavements								
Parking/Driveway Asphalt	100%	4+	\$1,300	2031		**		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Activity Yard								
Rubber Matting	60%	Now	\$5,600	2028	\$28,000			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout, Missing Tiles</i>								
<i>Tripping Hazard, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Rubber Matting	40%			2023	\$18,700			
Electrical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment Fused Disc Sw	70%			2038		**	5	\$200
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two 1200 Ampere Main Disconnect Switches</i>								
Fused Disc Sw	30%			2038		**	5	\$100
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 1600 Ampere Main Disconnect Switch</i>								
Switchgear / Switchboard Fused Disc Sw	100%			2038		**	5	\$300
Raceway Conduit	100%	4+	\$2,100	2038		**	1	
<i>Covers Missing, Extent : Moderate, Area Affected : 1%</i>								
<i>Location : Basement</i>								
Panelboards								
Fused Disc Sw	5%			2036		**	5	\$100
Molded Case Bkrs	95%			2036		**	5	\$1,700
Wiring								
Thermoplastic	100%			2038		**	1	
Motor Controllers								
Locally Mounted	100%			2033		**	5	\$500
Ground								
Grounding Devices Generic	100%			LIFE		**	5	\$1,000
Lighting								

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DEPT. OF HOMELESS SERVICES - 071
POWERS FAMILY OVERNIGHT (PATH)
Asset # : 1948

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Interior Lighting Fluorescent	10%			2028	\$115,500	10	\$6,200	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : 2nd Floor Cafeteria</i>								
LED	90%			2033	**			
Egress Lighting								
Emergency, Battery	50%			2028	\$47,400	10	\$8,100	
Exit, Battery	50%			2028	\$40,100	10	\$2,300	
Exterior Lighting								
LED	50%			2033	**			
No Component	50%							
Alarm								
Security System								
No Component	30%							
Generic	70%			2028	\$148,800	1	\$17,600	
Fire/Smoke Detection								
No Component	40%							
Generic, Analog	60%			2028	\$436,700	1-3	\$24,900	
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source Natural Gas	100%			2048	**	1		
Conversion Equipment Hot Water Boiler	100%			2041	**	1	\$33,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Gas Fired Hot Water Boilers</i>								
Distribution Hot Wtr Piping/Pump	100%			2044	**	4	\$3,300	
Terminal Devices								
Air Handler	10%			2028	\$92,600	1	\$4,200	
Convactor/Radiator	80%			2033	**	1	\$17,400	
Fan Coil Unit/Heat	10%			2028	\$98,600	1	\$2,200	
Air Conditioning								
Energy Source								
Electricity	90%			2036	**	1		
Natural Gas	10%			2048	**	1		
Conversion Equipment								
Int Pkg Unit - Heating/Cooling	10%			2026	\$140,000	2	\$400	
Split Unit	10%			2028	\$140,500			
Window/Wall Unit	50%			2023	\$68,600	1		
No Component	30%							

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DEPT. OF HOMELESS SERVICES - 071
POWERS FAMILY OVERNIGHT (PATH)
Asset # : 1948

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning								
Distribution								
	Ductwork/Diffusers	10%			LIFE	**	2	\$8,800
	No Component	90%						
Ventilation								
Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$37,600
Exhaust Fans								
	Roof	95%			2033	**	2	\$2,000
	Roof	5%	Now	\$300	2038	**	2	\$100
<i>Unit Inoperable, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof, Exhaust Fan 15</i>								
Plumbing								
H/C Water Piping								
	Brass/Copper	100%			2048	**	1	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Booster Pump And Hot Water Storage Tank.</i>								
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
Fixtures								
	Generic	100%						
Vertical Transport								
Elevators								
	Hydraulic	100%			LIFE	**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To 2nd Floor</i>								
<i>Explanation : 1 Unit</i>								
Fire Suppression								
Sprinkler								
	Generic	100%			2048	**	1-2	\$18,900
<i>No Backflow Preventer, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								

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

Print Date : 13-Sep-2019

DEPT. OF HOMELESS SERVICES - FY 2020

Asset Name : PREVENTION ASSISTANCE AND TEMPORARY HOUSING
Address : 151 EAST 151ST STREET NEAR WALTON AVENUE
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DHS0076.000 / 4448 **Yr Built/Renovated** : 2011 / 2011
Area Sq Ft : 76,743 **Project Type** : HOMELESS SERVICES
Date of Survey : 02-May-2016 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,5,7,9,Ph
Block : 2353 **Lot** : 57 **BIN** : 2117641

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture		\$206,900
Interior Architecture	\$43,100	\$185,100
Electrical		\$70,400
Mechanical		\$45,700
Total	\$43,100	\$508,100
Importance Code A		\$206,900
Importance Code B	\$43,100	\$159,200
Importance Code C		\$142,000
Total	\$43,100	\$508,100

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture			\$23,500	\$5,100
Interior Architecture	\$7,400		\$10,800	
Electrical	\$4,400	\$10,000	\$6,700	\$8,100
Mechanical	\$23,100	\$12,900	\$49,900	\$13,700
Elevators/Escalators	\$26,600	\$26,600	\$26,600	\$26,600
Total	\$61,500	\$49,500	\$117,500	\$53,500
Importance Code A	\$3,800	\$3,800	\$28,300	\$8,900
Importance Code B	\$50,300	\$45,700	\$89,200	\$44,600
Importance Code C	\$7,400			
Total	\$61,500	\$49,500	\$117,500	\$53,500



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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPT. OF HOMELESS SERVICES - 071
PREVENTION ASSISTANCE AND TEMPORARY HOUSING

Asset # : 4448

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	**	5	\$8,300	
Cast Stone/Terra Cotta	80%			LIFE	**	5	\$206,900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : This Component Is Actually Terra- Cotta Panels.</i>								
Metal Panel	10%			2053	**	5-10	\$22,800	
Window Wall	5%			2053	**	5	\$6,200	
Parapets								
Cast Stone/Terra Cotta	40%			LIFE	**	5	\$9,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Exterior Parapets</i>								
<i>Explanation : This Component Is Actually Terra-cotta Panels.</i>								
Metal Panel	40%			2053	**	5	\$4,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Interior Face</i>								
<i>Explanation : This Component Is Actually Fiber Glass Panels.</i>								
Metal Panel	5%			2053	**	5	\$600	
Metal Rail	15%			2044	**	5-10	\$8,400	
Roof								
IRMA/Protected Membrane	95%			2035	**	10	\$27,200	
<i>Paver Block Ballast, Extent : Light, Area Affected : 2%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 2%</i>								
<i>Location : Throughout</i>								
Roll Roofing	5%			2028		5	\$2,400	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$25,100	
Ceramic Tile	5%			2040	**	5	\$5,700	
Terrazzo	10%			LIFE	**	5	\$9,000	
Vinyl Tile	75%			2035	**	3	\$32,300	
Interior Walls								
Ceramic Tile	5%			2036	**	5	\$14,800	
Concrete Masonry Unit	15%			LIFE	**	5	\$17,800	
Fiberglass Panel	5%			LIFE	**			
Glass: Single Pane	20%			LIFE	**	5	\$44,400	
Gypsum Board	55%			LIFE	**	5	\$97,600	
Ceilings								
AcousTileSusp.Lay-In	75%			2044	**	5	\$86,100	
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Exposed Concrete	10%			LIFE	**	5	\$1,800	
Exposed Struc: Steel	5%			LIFE	**			
Gypsum Board	10%			LIFE	**	5	\$14,400	

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

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DEPT. OF HOMELESS SERVICES - 071
PREVENTION ASSISTANCE AND TEMPORARY HOUSING
Asset # : 4448

Electrical System Component Type	Current Repair			Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2053	**	5	\$2,000	
Switchgear / Switchboard								
Molded Case Bkrs	100%			2053	**	5	\$2,000	
Raceway								
Conduit	100%			2053	**	1		
Panelboards								
Fused Disc Sw	10%			2049	**	5	\$200	
Molded Case Bkrs	90%			2052	**	5	\$1,800	
Wiring								
Thermoplastic	100%			2053	**	1		
Motor Controllers								
Locally Mounted	20%			2044	**	5	\$100	
Variable Frequency Drive	80%			2044	**			
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,100	
Stand-by Power								
Generators								
Diesel	100%			2040	**	1	\$29,700	
				<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>				
				<i>Location : Generator Room Roof</i>				
				<i>Explanation : One 900 Kilowatts</i>				
Batteries								
Lead/Acid	100%			2022	\$1,600	5	\$2,800	
Fuel Storage								
Day Tank	50%			2049	**	5	\$7,100	
				<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>				
				<i>Location : Generator Room Roof</i>				
				<i>Explanation : One 275 Gallons</i>				
Main Tank	50%			2062	**	5	\$1,100	
				<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>				
				<i>Location : Basement</i>				
				<i>Explanation : One 8000 Gallons</i>				
Lighting								
Interior Lighting								
Fluorescent	30%			2035	**	10	\$21,100	
				<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>				
				<i>Location : Throughout The Building</i>				
				<i>Explanation : Compact Fluorescent Lamps</i>				
Fluorescent	70%			2035	**	10	\$49,300	
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
				<i>Location : Throughout The Building</i>				
				<i>Explanation : T-5 Lamps</i>				

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DEPT. OF HOMELESS SERVICES - 071
PREVENTION ASSISTANCE AND TEMPORARY HOUSING

Asset # : 4448

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

Lighting

Egress Lighting

Emergency, Service

60%

2035

* *

1

Exit, Service

40%

2035

* *

1

Exterior Lighting

HID

100%

2035

* *

10

\$200

Lightning Protection

Arresters/Cabling

Generic

100%

2062

* *

5

\$2,300

Alarm

Security System

No Component

80%

Generic

20%

2035

* *

1

\$5,700

Fire/Smoke Detection

No Component

80%

Generic, Digital

20%

2035

* *

1-3

\$9,500

Mechanical

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

Heating

Energy Source

Natural Gas

100%

2053

* *

1

Conversion Equipment

Hot Water Boiler

100%

2044

* *

1

\$37,900

*Other Observation, Extent : Light, Area Affected : 100%**Location : Penthouse Boiler Room**Explanation : 3 Units*

Distribution

Hot Wtr Piping/Pump

100%

2049

* *

4

\$5,700

Terminal Devices

Air Handler

70%

2035

* *

1

\$33,200

Convactor/Radiator

30%

2044

* *

1

\$7,400

Air Conditioning

Energy Source

Electricity

100%

2049

* *

1

Conversion Equipment

Int Pkg Unit -

Heating/Cooling

100%

2031

* *

2

\$4,700

*R-134a Refrigerant, Extent : Light, Area Affected : 100%**Location : AC Room*

Heat Rejection

Water Cooling Tower

100%

Now

\$5,700

2031

* *

2

\$61,800

*Noisy/Vibrating, Extent : Severe, Area Affected : 5%**Location : Bearing Defects*

Ventilation

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

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DEPT. OF HOMELESS SERVICES - 071
PREVENTION ASSISTANCE AND TEMPORARY HOUSING

Asset # : 4448

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$42,800	
Exhaust Fans								
Interior	60%			2035	**	2	\$1,400	
Roof	40%			2035	**	2	\$900	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2053	**	1		
Water Heater								
Gas Fired	100%			2026	\$45,700	2	\$1,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Penthouse</i>								
<i>Explanation : 2 Units</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2032	**	4	\$1,600	
Sewage Ejector(s)								
Electric	100%			2035	**	4	\$3,100	
Backflow Preventer								
Generic	100%			2035	**	1	\$4,700	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	90%			LIFE	**			
<i>Other Observation, Extent : Severe, Area Affected : 90%</i>								
<i>Location : Basement To 7th Floor, Penthouse</i>								
<i>Explanation : 2 Units - Repaired Frequently In Past 5 Months</i>								
Hydraulic	10%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Basement To 1st Floor</i>								
<i>Explanation : 1 Unit</i>								
Fire Suppression								
Standpipe								
Generic	100%			2053	**	1-5	\$38,700	
Sprinkler								
Generic	100%			2053	**	1-2	\$21,500	
Fire Pump								
Generic	100%			2040	**	1	\$14,300	

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Print Date : 13-Sep-2019

DEPT. OF HOMELESS SERVICES - FY 2020

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 : 11-Oct-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,5,16,18
Block : 1876 **Lot** : 20 **BIN** : 1056586

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$1,327,200	\$207,400
Interior Architecture	\$585,100	\$100,400
Electrical	\$239,900	\$1,733,200
Mechanical	\$114,200	\$425,300
Total	\$2,266,400	\$2,466,200
Importance Code A	\$1,327,200	\$238,200
Importance Code B	\$756,300	\$2,188,400
Importance Code C	\$182,900	\$39,600
Total	\$2,266,400	\$2,466,200

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$46,000		\$13,400	
Interior Architecture	\$56,800		\$18,000	\$17,600
Electrical	\$6,000	\$1,200	\$1,600	\$2,500
Mechanical	\$24,300	\$22,000	\$24,700	\$28,100
Site Pavements	\$3,000			
Elevators/Escalators	\$53,300	\$53,300	\$53,300	\$53,300
Total	\$189,300	\$76,500	\$111,000	\$101,500
Importance Code A	\$56,800	\$10,900	\$24,300	\$10,900
Importance Code B	\$108,400	\$65,700	\$86,700	\$90,600
Importance Code C	\$24,000			
Total	\$189,300	\$76,500	\$111,000	\$101,500



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

DEPT. OF HOMELESS SERVICES - 071
REGENT FAMILY RESIDENCE
Asset # : 4444

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	10%			LIFE	**	5	\$192,700	
Masonry: Brick	90%	Now	\$1,047,500	LIFE	**	5	\$111,000	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Patching Evident, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Sidewalk Shed in Use, Extent : Light, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	95%	Now	\$114,900	2046	**	5	\$13,200	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Hardware Missing, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Glass Block	5%			LIFE	**	5	\$1,700	
Parapets								
Masonry: Brick	75%			LIFE	**	5-10	\$18,700	
Metal Panel	5%			2056	**	5	\$700	
Metal Rail	20%			2043	**	5-10	\$13,200	
Roof								
Copper/Terne	50%	Now	\$26,300	2045	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Metal Panel	10%			2043	**	10	\$5,400	
Modified Bitumen	27%			2035	**	10	\$8,000	
Roll Roofing	10%			2026		5	\$4,900	
Skylight, Metal/Glass	3%	Now	\$68,500	2040	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Stair Tower</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Stair Tower</i>								
Interior								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPT. OF HOMELESS SERVICES - 071
REGENT FAMILY RESIDENCE
Asset # : 4444

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Carpet	14%			2029	\$278,800	3	\$31,400	
Cast in Place Concrete	5%			LIFE	**	5	\$32,700	
Ceramic Tile	5%			2039	**	5	\$7,500	
Steel Plate	2%	Now	\$170,800	LIFE	**	1		
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Basement Stair</i>								
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Basement Stair</i>								
Vinyl Tile	74%	Now	\$49,100	2035	**	3	\$41,500	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Apartments Throughout</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Apartments Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Apartments Throughout</i>								
Interior Walls								
Ceramic Tile	5%	Now	\$21,100	2033	**	5	\$3,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Bathrooms In Dormitories</i>								
Gypsum Board	45%			LIFE	**	5-10	\$112,100	
Marble Panels	5%			LIFE	**	10	\$2,900	
Plaster	45%	Now	\$110,400	LIFE	**	5	\$19,800	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Exit Stair, Basement, Apartments Throughout</i>								
<i>Paint Peeling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Apartments Throughout</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Apartments Throughout</i>								
Ceilings								
AcousTileSusp.Lay-In	10%			2043	**	5	\$15,000	
Exposed Concrete	10%			LIFE	**	5-10	\$18,700	
Gypsum Board	15%			LIFE	**	5-10	\$77,200	
Plaster	65%	Now	\$133,100	LIFE	**	5	\$60,800	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Apartments Throughout</i>								
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Basement, Apartments Throughout</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Apartments Throughout</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	\$3,000	2043	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 15%</i>								
<i>Location : Throughout</i>								

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

DEPT. OF HOMELESS SERVICES - 071
REGENT FAMILY RESIDENCE
Asset # : 4444

Electrical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	80%			2030	\$30,900	5	\$400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : There Are Three 800 Ampere Main Disconnect Switches. They Are In Satisfactory Condition.</i>								
Fused Disc Sw	20%			2040	**	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : There Is A 400 Ampere Main Disconnect Switch For Emergency Systems. It Is In Satisfactory Condition.</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2040	**	5	\$500	
Raceway								
Conduit	95%			2030	\$150,500	1		
Conduit	5%			2050	**	1		
Panelboards								
Fused Disc Sw	10%			2029	\$12,500	5	\$300	
Fused Disc Sw	5%			2046	**	5	\$100	
Molded Case Bkrs	80%			2029	\$99,700	5	\$2,300	
Molded Case Bkrs	5%			2046	**	5	\$100	
Wiring								
Braided Cloth	80%	2-4	\$199,700	2055	**	1		
<i>Insulation Aged, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	15%			2030	\$37,400	1		
Thermoplastic	5%			2050	**	1		
Motor Controllers								
Locally Mounted	80%			2028	\$171,600	5	\$600	
Locally Mounted	20%			2043	**	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$3,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : There Is Sign That The Grounding Has Been Refurbished.</i>								
Lighting								

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

DEPT. OF HOMELESS SERVICES - 071
REGENT FAMILY RESIDENCE
Asset # : 4444

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Interior Lighting Fluorescent	40%			2025	\$751,300	10	\$40,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-12 Lamps</i>								
Fluorescent	10%			2038	**	10	\$10,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Corridor</i>								
<i>Explanation : Fixtures Are T-8 Lamps Type. They Are In Satisfactory Condition.</i>								
Fluorescent	50%			2038	**	10	\$50,300	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Egress Lighting								
Emergency, Service	40%			2038	**	1		
Emergency, Battery	10%			2025	\$15,400	10	\$2,600	
Exit, Service	45%			2038	**	1		
Exit, Service	5%			2025	\$1,900	1		
Exterior Lighting								
HID	100%			2025	\$431,500	10	\$300	
Alarm								
Security System								
No Component	70%							
Generic	30%			2038	**	1	\$12,300	
Fire/Smoke Detection								
Under Construction	100%							

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source Interruptible Gas/Dual Fuel	100%			2040	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 5,000 Gallon Oil Tank</i>								
Conversion Equipment Steam Boiler	100%			2035	**	1	\$108,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 2 Units</i>								
Distribution Central Plant Steam Piping/Pmp	100%			2040	**	4	\$5,400	
Terminal Devices Convactor/Radiator	100%			2035	**	1	\$35,400	

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

DEPT. OF HOMELESS SERVICES - 071
REGENT FAMILY RESIDENCE
Asset # : 4444

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Energy Source								
Electricity	100%			2046	**	1		
Conversion Equipment								
Split Unit	2%			2035	**			
<i>Other Observation, Extent : Light, Area Affected : 2%</i>								
<i>Location : 2nd Floor Roof Set Back</i>								
<i>Explanation : Serves First Floor Waiting Rooms</i>								
Window/Wall Unit	20%			2028	\$44,600	1		
No Component	78%							
Ventilation								
Distribution								
Ductwork/Diffusers	10%			LIFE	**	2-5	\$9,700	
No Component	90%							
Exhaust Fans								
Interior	100%	Now	\$114,200	2030	\$380,700	2	\$2,700	
<i>Obsolete Equipment, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Penthouse</i>								
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2035	**	1		
HW Heat Exchanger								
Steam Fired	100%			2040	**	4	\$10,800	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Submersible	100%			2023	\$3,600	4	\$3,500	
Backflow Preventer								
Generic	100%			2035	**	1	\$6,700	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 2 Units From Basement To 18th Floor, One Unit From 1st To 18th Floor</i>								
<i>Explanation : 3 Units</i>								
Fire Suppression								
Standpipe								
Generic	100%			2040	**	1-5	\$55,300	
Sprinkler								
No Component	80%							
Generic	20%			2040	**	1-2	\$6,100	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPT. OF HOMELESS SERVICES - 071
REGENT FAMILY RESIDENCE
Asset # : 4444

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Fire Suppression	Fire Pump							
	Generic	100%			2039	**	1	\$20,500
<i>Other Observation, Extent : Light, Area Affected : 100%</i> <i>Location : On Roof.</i> <i>Explanation : Installed Four Years Ago</i>								

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

Print Date : 13-Sep-2019

DEPT. OF HOMELESS SERVICES - FY 2020

Asset Name : ROSE MCCARTHY RESIDENCE
Address : 882 DUMONT AVENUE @BARBEY STREET
Borough : BROOKLYN **Agency's Number** : FK26
Program / Asset # : DHS0084.000 / 4456 **Yr Built/Renovated** : 1923 / 2009
Area Sq Ft : 17,000 **Project Type** : HOMELESS SERVICES
Date of Survey : 29-Mar-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,4
Block : 4077 **Lot** : 24 **BIN** : 3090429

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$35,600	
Interior Architecture	\$38,200	\$44,300
Mechanical	\$93,100	\$128,000
Total	\$166,900	\$172,200
Importance Code A	\$35,600	\$128,000
Importance Code B	\$131,300	\$44,300
Total	\$166,900	\$172,200

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$71,800		\$11,300	
Interior Architecture	\$67,300		\$3,700	\$600
Electrical	\$1,500	\$1,300	\$1,800	\$1,300
Mechanical	\$8,400	\$2,500	\$12,400	\$1,500
Site Pavements	\$1,000			
Total	\$150,000	\$3,700	\$29,300	\$3,400
Importance Code A	\$72,600	\$800	\$12,200	\$800
Importance Code B	\$59,800	\$2,900	\$17,100	\$2,600
Importance Code C	\$17,500			
Total	\$150,000	\$3,700	\$29,300	\$3,400



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

DEPT. OF HOMELESS SERVICES - 071
ROSE MCCARTHY RESIDENCE
Asset # : 4456

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	42%	Now	\$12,000	LIFE	**	5	\$7,600	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 4th Floor By Windows</i>								
Masonry: Limestone	5%			LIFE	**	5	\$1,400	
Stucco Cement	50%			2043	**	5	\$22,700	
Window Wall	3%			2050	**	5	\$2,000	
Windows								
Aluminum	90%	Now	\$25,800	2038	**	5	\$3,000	
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Metal Clad	10%	Now	\$35,600	2055	**	5	\$2,100	
<i>Bent/Warped Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Stairs</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Stairs</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Stairs</i>								
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	**	5-10	\$6,400	
Masonry: Brick	90%			LIFE	**	5-10	\$28,000	
<i>Other Observation, Extent : Light, Area Affected : 50%</i>								
<i>Location : South And East Parapets</i>								
<i>Explanation : Cement Stucco Finish On Interior Of Parapet</i>								
Metal Panel	5%			2050	**	5	\$900	
Roof								
Modified Bitumen	95%	Now	\$4,800	2035	**			
<i>Blisters, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Main Roof</i>								
Skylight, Metal/Glass	5%			2050	**	10	\$3,000	
Soffits								
Stucco Cement	100%			2035	**	5		
Interior								
Floors								
Cast in Place Concrete	15%			LIFE	**	5	\$16,400	
Ceramic Tile	5%	Now	\$1,300	2039	**	5	\$600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Apartment Bathrooms</i>								
Quarry Tile	20%			2043	**	5	\$7,500	
Vinyl Tile	20%	4+	\$4,400	2030	\$44,300	3	\$1,900	
<i>Loose Units, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Locations</i>								
Wood	40%	Now	\$34,300	2045	**	5	\$9,400	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Apartments</i>								

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

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

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

DEPT. OF HOMELESS SERVICES - 071
ROSE MCCARTHY RESIDENCE
Asset # : 4456

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Ceramic Tile	20%	Now	\$2,600	2039	**	5	\$2,200	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Stairwell</i>								
Concrete Masonry Unit	10%			LIFE	**	5	\$1,800	
Gypsum Board	45%			LIFE	**	5-10	\$17,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 4th Floor Apartments At Window Heads</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 4th Floor Apartments At Window Heads</i>								
Masonry: Fieldstone	5%			LIFE	**	10	\$400	
Plaster	20%			LIFE	**	5-10	\$3,800	
Ceilings								
AcousTileSusp.Lay-In	20%	Now	\$800	2035	**	5	\$2,500	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : First Floor Office</i>								
Gypsum Board	70%			LIFE	**	5-10	\$60,100	
Plaster	10%	Now	\$700	LIFE	**	5	\$1,600	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Entry Vestibule</i>								
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2065	**			
Retaining Walls								
Cast in Place Concrete	100%			2050	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	\$1,000	2035	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Dumont Avenue Side</i>								
On-Site Walkways								
Cast in Place Concrete	100%			2035	**			
Activity Yard								
Cast in Place Concrete	65%			2035	**			
Rubber Matting	35%			2030				

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

Under 600 Volts

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DEPT. OF HOMELESS SERVICES - 071
ROSE MCCARTHY RESIDENCE
Asset # : 4456

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Under 600 Volts								
Service Equipment								
	Fused Disc Sw	50%			2040	**	5	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 600 Ampere Main Disconnect Switch For The House.</i>								
	Fused Disc Sw	50%			2040	**	5	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 200 Ampere Main Disconnect Switch For Day Care.</i>								
Switchgear / Switchboard								
	Fused Disc Sw	100%			2040	**	5	\$100
Raceway								
	Conduit	100%			2040	**	1	
Panelboards								
	Molded Case Bkrs	90%			2038	**	5	\$400
	Molded Case Bkrs	10%			2055	**	5	
Wiring								
	Thermoplastic	95%			2040	**	1	
	Thermoplastic	5%			2056	**	1	
Motor Controllers								
	Locally Mounted	100%			2035	**	5	\$100
Ground								
Grounding Devices								
	Generic	100%			LIFE	**	5	\$500
Lighting								
Interior Lighting								
	Fluorescent	5%			2035	**	10	\$800
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Stairway, Hallway, Daycare And Offices</i>								
	LED	95%			2040	**		
Egress Lighting								
	Emergency, Battery	50%			2040	**	10	\$2,100
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout Building</i>								
<i>Explanation : LED Lighting Fixtures Installed In 2018</i>								
	Exit, Service	50%			2040	**	1	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout Building</i>								
<i>Explanation : LED Lighting Fixtures Installed In 2018</i>								
Exterior Lighting								
	LED	100%			2040	**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Building Exterior</i>								
<i>Explanation : LED Lighting Fixtures Installed In 2018</i>								
Alarm								

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DEPT. OF HOMELESS SERVICES - 071
ROSE MCCARTHY RESIDENCE
Asset # : 4456

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

Alarm

Security System								
No Component	50%							
Generic	50%			2035	**	1	\$3,200	
Fire/Smoke Detection								
Generic, Digital	100%			2035	**	1-3	\$10,500	

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

Heating

Energy Source								
Natural Gas	100%			2040	**	1		
Conversion Equipment								
Hot Water Boiler	100%			2028	\$128,000	1	\$8,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 4 Units Multi Temp</i>								
Distribution								
Hot Wtr Piping/Pump	100%			2038	**	4	\$1,300	
Terminal Devices								
Convactor/Radiator	100%			2035	**	1	\$5,500	

Air Conditioning

Energy Source								
Electricity	100%			2038	**	1		
Conversion Equipment								
Interior Pkg Unit - Cooling	15%			2024	\$93,100	2	\$200	
Window/Wall Unit	25%			2023	\$8,600	1		
No Component	60%							
Distribution								
Ductwork/Diffusers	15%			LIFE	**	2	\$4,100	
No Component	85%							

Ventilation

Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$15,000	
Exhaust Fans								
Roof	30%			2025	\$8,300	2	\$200	
No Component	70%							

Plumbing

H/C Water Piping								
Galvanized Steel	100%			2035	**	1		
Water Heater								
Gas Fired	100%	2-4	\$500	2025	\$10,100	2	\$200	
<i>Leak Evident, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hot Water Storage Tank In Basement.</i>								

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DEPT. OF HOMELESS SERVICES - 071
ROSE MCCARTHY RESIDENCE
Asset # : 4456

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
	Sanitary Piping							
	Cast Iron	100%			LIFE	**	1	
	Storm Drain Piping							
	Cast Iron	100%			LIFE	**	1	
	Sump Pump(s)							
	Non-Submersible	100%			2030	\$2,500	4	\$500
	Sewage Ejector(s)							
	Electric	100%			2030	\$4,800	4	\$1,000
	Backflow Preventer							
	Generic	100%			2030	\$4,200	1	\$1,000
	Fixtures							
	Generic	100%						
Fire Suppression								
	Sprinkler							
	No Component	95%						
	Generic	5%			2040	**	1-2	\$200

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

Print Date : 13-Sep-2019

DEPT. OF HOMELESS SERVICES - FY 2020

Asset Name : ROSE MCCARTHY RESIDENCE
Address : 900 DUMONT AVENUE @JEROME STREET
Borough : BROOKLYN **Agency's Number** : FK26
Program / Asset # : DHS0084.010 / 4462 **Yr Built/Renovated** : 1923 / 2015
Area Sq Ft : 16,000 **Project Type** : HOMELESS SERVICES
Date of Survey : 29-Mar-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,4
Block : 4077 **Lot** : 28 **BIN** : 3090430

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$35,600	
Interior Architecture	\$38,600	
Electrical		\$41,100
Mechanical	\$58,400	
Total	\$132,600	\$41,100
Importance Code A	\$35,600	
Importance Code B	\$97,000	\$41,100
Total	\$132,600	\$41,100

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$66,400		\$11,800	
Interior Architecture	\$32,900		\$4,400	\$500
Electrical	\$1,400	\$1,200	\$1,700	\$1,200
Mechanical	\$2,000	\$2,000	\$10,100	\$1,400
Total	\$102,800	\$3,200	\$28,000	\$3,100
Importance Code A	\$67,200	\$800	\$12,600	\$800
Importance Code B	\$23,700	\$2,400	\$15,400	\$2,300
Importance Code C	\$11,900			
Total	\$102,800	\$3,200	\$28,000	\$3,100



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 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPT. OF HOMELESS SERVICES - 071
ROSE MCCARTHY RESIDENCE
Asset # : 4462

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	40%	Now	\$11,400	LIFE	**	5	\$7,300	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 4th Floor Apartments By Windows</i>								
Masonry: Limestone	5%			LIFE	**	5	\$1,400	
Stucco Cement	52%			2043	**	5	\$23,600	
Window Wall	3%			2050	**	5	\$2,000	
Windows								
Aluminum	90%	Now	\$25,800	2038	**	5	\$3,000	
<i>Air Infiltration, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Various Windows</i>								
Metal Clad	10%	0-2	\$35,600	2055	**	5	\$2,100	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Stairs</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Stairs</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Stairs</i>								
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	**	5-10	\$6,400	
Masonry: Brick	90%			LIFE	**	5-10	\$28,000	
<i>Other Observation, Extent : Light, Area Affected : 60%</i>								
<i>Location : South And West Parapets</i>								
<i>Explanation : Cement Stucco Finish On Interior Of Parapet</i>								
Metal Panel	5%			2050	**	5	\$900	
Roof								
Modified Bitumen	95%			2035	**	10	\$16,900	
Skylight, Metal/Glass	5%			2050	**	10	\$3,000	
Soffits								
Stucco Cement	100%			2035	**	5		
Interior								
Floors								
Cast in Place Concrete	15%			LIFE	**	5	\$16,400	
Ceramic Tile	5%			2033	**	5	\$1,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Apartment Bathrooms</i>								
Quarry Tile	20%			2043	**	5	\$7,500	
Vinyl Tile	15%	Now	\$1,700	2030	\$33,200	3	\$1,400	
<i>Loose Units, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Various Locations</i>								
Wood	45%	4+	\$38,600	2045	**	5	\$10,500	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout Apartments</i>								

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

DEPT. OF HOMELESS SERVICES - 071
ROSE MCCARTHY RESIDENCE
Asset # : 4462

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Ceramic Tile	15%	Now	\$4,800	2033	**	5	\$1,700	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Apartment Bathrooms</i>								
Concrete Masonry Unit	10%			LIFE	**	5	\$1,800	
Gypsum Board	50%	Now	\$2,400	LIFE	**	5	\$6,700	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Various 4th Floor Apartments By Windows</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Various 4th Floor Apartments By Windows</i>								
Masonry: Fieldstone	10%			LIFE	**	10	\$900	
Plaster	15%	Now	\$2,800	LIFE	**	5	\$1,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Stair Bulkheads</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Stair Bulkheads</i>								
Ceilings								
AcousTileSusp.Lay-In	15%			2035	**	5	\$3,700	
Gypsum Board	85%	Now	\$11,200	LIFE	**	5	\$26,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Various 4th Floor Apartments By Windows</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Various 4th Floor Apartments By Windows</i>								
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2065	**			
Retaining Walls								
Cast in Place Concrete	90%			2050	**			
Masonry: Fieldstone	10%			2040	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2035	**			
On-Site Walkways								
Cast in Place Concrete	100%			2035	**			
Activity Yard								
Cast in Place Concrete	70%			2035	**			
Rubber Matting	30%			2030				

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

Under 600 Volts

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

DEPT. OF HOMELESS SERVICES - 071
ROSE MCCARTHY RESIDENCE
Asset # : 4462

Electrical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2040	**	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 600 Ampere And 100 Ampere Main Disconnect Switch For The House And Laundry</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2040	**	5	\$100	
Raceway								
Conduit	100%			2040	**	1		
Panelboards								
Molded Case Bkrs	100%			2038	**	5	\$400	
Wiring								
Thermoplastic	100%			2040	**	1		
Motor Controllers								
Locally Mounted	100%			2035	**	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$500	
Lighting								
Interior Lighting								
Fluorescent	15%			2030	\$41,100	10	\$2,200	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building - Apartment Unit</i>								
LED	85%			2040	**			
Egress Lighting								
Emergency, Battery	50%			2040	**	10	\$1,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout Building</i>								
<i>Explanation : Lighting Fixtures Installed In 2018.</i>								
Exit, Service	50%			2040	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout Building</i>								
<i>Explanation : Lighting Fixtures Installed In 2018.</i>								
Exterior Lighting								
HID	50%			2030	\$31,500	10		
LED	50%			2040	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Building Exterior</i>								
<i>Explanation : Lighting Fixtures Installed In 2018.</i>								
Alarm								
Security System								
No Component	50%							
Generic	50%			2035	**	1	\$3,000	
Fire/Smoke Detection								
Generic, Digital	100%			2035	**	1-3	\$9,900	

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

Estimates are rounded to the nearest hundred dollars.

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

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

DEPT. OF HOMELESS SERVICES - 071
ROSE MCCARTHY RESIDENCE
Asset # : 4462

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2040	**	1		
Conversion Equipment								
Hot Water Boiler	100%			2035	**	1	\$7,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 3 Units Multi Temp</i>								
Distribution								
Hot Wtr Piping/Pump	100%			2038	**	4	\$1,200	
Terminal Devices								
Convactor/Radiator	100%			2035	**	1	\$5,200	
Air Conditioning								
Energy Source								
Electricity	100%			2046	**	1		
Conversion Equipment								
Interior Pkg Unit - Cooling	10%			2024	\$58,400	2	\$100	
Window/Wall Unit	25%			2023	\$8,100	1		
No Component	65%							
Distribution								
Ductwork/Diffusers	10%			LIFE	**	2	\$2,600	
No Component	90%							
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2035	**	1		
Water Heater								
Gas Fired	100%			2025	\$9,500	2	\$200	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2030	\$2,400	4	\$500	
Backflow Preventer								
Generic	100%			2030	\$4,000	1	\$1,000	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2040	**	1-2	\$200	

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

Print Date : 13-Sep-2019

DEPT. OF HOMELESS SERVICES - FY 2020

Asset Name : SAMARITAN FORBELL
Address : 338 FORBELL STREET @ SUTTER AVE.
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 : 28-Nov-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 4258 **Lot** : 36 **BIN** : 3095610

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$574,900	\$88,000
Interior Architecture	\$318,400	\$95,300
Electrical	\$464,300	\$836,800
Mechanical	\$1,961,400	\$262,800
Total	\$3,319,000	\$1,282,900
Importance Code A	\$1,318,900	\$88,000
Importance Code B	\$1,779,100	\$1,099,600
Importance Code C	\$221,000	\$95,300
Total	\$3,319,000	\$1,282,900

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture				\$2,900
Interior Architecture	\$24,900	\$6,000		\$7,300
Electrical	\$500	\$3,500	\$2,900	\$63,300
Mechanical	\$4,700	\$8,800	\$22,000	\$12,800
Site Pavements	\$3,900			
Total	\$34,000	\$18,300	\$24,900	\$86,300
Importance Code A		\$4,000		\$7,000
Importance Code B	\$30,100	\$14,300	\$24,900	\$79,300
Importance Code C	\$3,900			
Total	\$34,000	\$18,300	\$24,900	\$86,300



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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	100%	Now	\$138,400	LIFE	**	5	\$88,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	100%	Now	\$164,400	2037	**	5	\$4,700	
<i>Air Infiltration, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Bent/Warped Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Unit Inoperable, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Parapets								
Masonry: Brick	90%	Now	\$162,200	LIFE	**	5	\$13,500	
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Vegetation Growth, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Metal Panel	10%			2049	**	5	\$5,800	
Roof								
Modified Bitumen	100%	Now	\$109,900	2034	**			
<i>Alligatoring, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Blisters, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Soffits								
Cast in Place Concrete	100%			LIFE	**	5	\$15,500	

Interior

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	5%	Now	\$11,100	LIFE	**	5	\$7,500	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	5%	Now	\$13,800	2038	**	5	\$1,700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Quarry Tile	5%			2042	**	5	\$5,100	
Vinyl Tile	85%	2-4	\$51,400	2034	**	3	\$21,800	
<i>Blisters, Extent : Light, Area Affected : 5%</i>								
<i>Location : Basement</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Cast in Place Concrete	5%			LIFE	**			
Ceramic Tile	5%	Now	\$152,300	2038	**	5	\$4,400	
<i>Adhesion Failure, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Bathrooms</i>								
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Bathrooms</i>								
Gypsum Board	90%	Now	\$68,700	LIFE	**	5	\$95,300	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Ceilings								
AcousTileSusp.Lay-In	80%	Now	\$46,000	2034	**	5	\$27,300	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
AcousTileSusp.Lay-In	10%			2042	**	5	\$6,800	
Exposed Struc: Steel	5%			LIFE	**			
Gypsum Board	5%			LIFE	**	5	\$4,300	
Site Enclosure								
Fence/Gates								
Chain Link	100%			2049	**			
Retaining Walls								
Cast in Place Concrete	100%			2064	**			
Site Pavements								

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2042		**		
		<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>						
		<i>Location : Throughout</i>						
<hr/>								
On-Site Walkways								
Cast in Place Concrete	100%			2042		**		
		<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>						
		<i>Location : Throughout</i>						
		<i>Sinking/Subsiding, Extent : Light, Area Affected : 15%</i>						
		<i>Location : Throughout, Perimeter Of Building</i>						
<hr/>								
Parking/Driveway								
Asphalt	100%	0-2	\$3,900	2038		**		
		<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>						
		<i>Location : Throughout</i>						
		<i>Sinking/Subsiding, Extent : Moderate, Area Affected : 10%</i>						
		<i>Location : Throughout, At Dry Wells</i>						
<hr/>								
Activity Yard								
Asphalt	100%			2038		**		
		<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>						
		<i>Location : Throughout</i>						

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2029	\$8,700	5	\$200	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Electrical Room</i>						
		<i>Explanation : One 3000 Ampere Main Disconnect Switch. Room Is Poorly Illuminated.</i>						
<hr/>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2029	\$101,900	5	\$200	
<hr/>								
Raceway								
Conduit	95%			2039		**	1	
Conduit	5%			2049		**	1	
<hr/>								
Panelboards								
Fused Disc Sw	5%			2028	\$2,300	5	\$100	
Molded Case Bkrs	85%			2037		**	5	\$1,000
Molded Case Bkrs	10%			2051		**	5	\$100
<hr/>								
Wiring								
Thermoplastic	90%			2039		**	1	
Thermoplastic	10%			2049		**	1	
<hr/>								
Motor Controllers								
Locally Mounted	100%			2027	\$97,500	5	\$300	

Ground

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	58%			2029	\$427,400	10	\$22,900	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building.</i>						
		<i>Explanation : T-12 Lamps</i>						
Fluorescent	40%			2034	**	10	\$15,800	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : T-8 Lamps</i>						
Fluorescent	2%			2034	**	10	\$800	
		<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
Egress Lighting								
Emergency, Battery	50%			2024	\$30,200	10	\$5,200	
Exit, Service	50%			2024	\$7,500	1		
Exterior Lighting								
HID	100%			2029	\$169,300	10	\$100	
Alarm								
Security System								
No Component	70%							
Generic	30%			2029	\$40,700	1	\$4,800	
Fire/Smoke Detection								
Generic, Digital	100%	Now	\$464,300	2039	**	1-3	\$24,100	
		<i>Malfunctioning, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building.</i>						

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Electricity	100%			2039	**	1		
Conversion Equipment								
Radiant Heater	100%			2024	\$744,000	2	\$19,900	
Terminal Devices								
Air Handler	100%			2024	\$590,400	1	\$26,600	
Air Conditioning								
Energy Source								
Electricity	100%			2037	**	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	50%			2029	\$262,800	2	\$1,300	
Split Unit	50%			2024	\$448,100			

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPT. OF HOMELESS SERVICES - 071
SAMARITAN FORBELL
Asset # : 3016

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$55,900	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$24,000	
Exhaust Fans								
Interior	95%			2024	\$141,900	2	\$1,300	
Roof	5%			2024	\$3,500	2	\$100	
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2034	**	1		
Water Heater								
Electric	50%			2024	\$18,500	4	\$100	
		<i>Other Observation, Extent : Light, Area Affected : 50%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : Two 120 Gallon Water Heaters</i>						
Electric	50%			2022	\$18,500	4	\$200	
		<i>Other Observation, Extent : Light, Area Affected : 50%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : Two 120 Gallon Water Heaters</i>						
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sewage Ejector(s)								
Electric	100%			2034	**	4	\$2,600	
		<i>Recent Installation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Roughly 5 Years Old In Basement</i>						
Backflow Preventer								
No Component	50%							
Generic	50%			2029	\$5,300	1	\$1,300	
		<i>Other Observation, Extent : Light, Area Affected : 50%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : On Spinkler Service</i>						
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
Generic	100%			2039	**	1-2	\$12,000	
Chemical System								
No Component	95%							
Generic	5%			2024	\$1,400	1-3	\$200	

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

Print Date : 13-Sep-2019

DEPT. OF HOMELESS SERVICES - FY 2020

Asset Name : SCCW CENTRAL
Address : 350 LAFAYETTE STREET @ BOND ST.
Borough : MANHATTAN **Agency's Number** : M010
Program / Asset # : DHS0071.000 / 4443 **Yr Built/Renovated** : 1913 / 1999
Area Sq Ft : 18,000 **Project Type** : HOMELESS SERVICES
Date of Survey : 17-Jun-2014 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,2,3,4
Block : 529 **Lot** : 15 **BIN** : 1008425

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture		\$172,400
Interior Architecture		\$191,000
Electrical		\$730,900
Mechanical		\$310,200
Total		\$1,404,500
Importance Code A		\$296,200
Importance Code B		\$1,108,300
Total		\$1,404,500

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$54,400	\$2,500		
Interior Architecture	\$2,500		\$9,000	\$10,800
Electrical	\$6,200	\$2,800	\$2,700	\$2,500
Mechanical	\$62,100	\$3,100	\$3,800	\$15,100
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$129,100	\$12,400	\$19,400	\$32,400
Importance Code A	\$56,200	\$4,300	\$1,800	\$1,800
Importance Code B	\$72,900	\$8,100	\$17,700	\$22,800
Importance Code C				\$7,700
Total	\$129,100	\$12,400	\$19,400	\$32,400



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

DEPT. OF HOMELESS SERVICES - 071
SCCW CENTRAL
Asset # : 4443

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$8,500	
<i>Recent Repair Evident, Extent : Light, Area Affected : 25%</i>								
<i>Location : At Cornices And Throughout</i>								
Masonry: Brick	90%			LIFE	**	5	\$19,600	
<i>Recent Repair Evident, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Masonry: Granite	5%	Now	\$14,600	LIFE	**	5	\$800	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : At Building Base</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : At Building Base</i>								
<i>Explanation : Painted Surfaces</i>								
Windows								
Aluminum	100%			2047	**	5	\$5,000	
Parapets								
Masonry: Brick	55%			LIFE	**	5	\$6,000	
<i>Recent Repair Evident, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Interior Face</i>								
<i>Explanation : Stucco On Brick</i>								
Metal Rail	15%	Now	\$9,900	2030	\$49,700	5	\$11,600	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over Fourth Floor</i>								
<i>Deformed/Dented, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Ladder From Third To Fourth Floor Roofs</i>								
<i>Loose/Miss Fasteners, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Ladder From Third To Fourth Floor Roofs</i>								
Metal: Cage/Fence	25%	Now	\$18,500	2030	\$61,700	5	\$8,800	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over Third Floor Roof</i>								
Pre-Cast Concrete	5%			LIFE	**	5	\$3,400	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Coping</i>								
Roof								
Modified Bitumen	45%			2025	\$61,100	10	\$4,000	
<i>Patching Evident, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Over Fourth Floor</i>								
Panel/Paver: Cer/Brk	50%	Now	\$11,300	2035	**			
<i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over Third Floor</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over Third Floor Dormitories</i>								
Skylight, Metal/Glass	5%			2045	**	10	\$1,500	

Interior

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DEPT. OF HOMELESS SERVICES - 071
SCCW CENTRAL
Asset # : 4443

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$5,400	
Ceramic Tile	5%			2034	**	5	\$1,200	
Terrazzo	5%			LIFE	**	5	\$1,000	
Vinyl Tile	80%			2030	\$191,000	3	\$9,900	
Interior Walls								
Ceramic Tile	25%			2034	**	5	\$15,500	
Concrete Masonry Unit	5%			LIFE	**	5	\$1,200	
Gypsum Board	10%			LIFE	**	5	\$3,700	
Marble Panels	5%			LIFE	**			
Plaster	55%			LIFE	**	5	\$10,200	
Ceilings								
AcousTileSusp.Lay-In	80%			2038	**	5	\$17,900	
		<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>						
		<i>Location : Third Floor Dormitories</i>						
Plaster	20%			LIFE	**	5	\$2,800	
Electrical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2035	**	5	\$100	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Electrical Room</i>						
		<i>Explanation : Main Service Switch Rated At 800 Amperes</i>						
Switchgear / Switchboard								
Fused Disc Sw	100%			2035	**	5	\$100	
Raceway								
Conduit	100%			2035	**	1		
Panelboards								
Fused Disc Sw	20%			2033	**	5	\$100	
Molded Case Bkrs	80%			2033	**	5	\$400	
Wiring								
Thermoplastic	100%			2035	**	1		
Motor Controllers								
Locally Mounted	100%			2030	\$42,500	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$300	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Water Main</i>						
		<i>Explanation : Connected With Main Water Pipe</i>						
Stand-by Power								
Transfer Switches								
Automatic	100%			2030	\$6,200	1	\$5,500	

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DEPT. OF HOMELESS SERVICES - 071
SCCW CENTRAL
Asset # : 4443

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Stand-by Power								
Generators								
Diesel	100%			2028	\$64,000	1	\$7,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Emergency Generator Rated At 156 Kilovolt-ampere</i>								
Batteries								
Nickel Cadmium	100%			2021	\$1,700	5	\$4,000	
Fuel Storage								
Main Tank	100%			2040	**	5	\$500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 275 Gallons Rated Capacity</i>								
Lighting								
Interior Lighting								
Fluorescent	2%			2025	\$6,700	10	\$300	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Lobby</i>								
Fluorescent	98%			2025	\$329,100	10	\$16,200	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Egress Lighting								
Emergency, Service	40%			2025	\$4,000	1		
Emergency, Battery	10%			2025	\$2,800	10	\$400	
Exit, Service	50%			2025	\$3,400	1		
Exterior Lighting								
HID	100%			2025	\$77,100	10	\$100	
Alarm								
Security System								
No Component	70%							
Generic	30%			2025	\$18,500	1	\$2,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Outside, Hallways And Roof</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
Fire/Smoke Detection								
Generic, Digital	100%			2025	\$211,600	1-3	\$11,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Manual Pull Station, Alarm Bells, Smoke Detectors And Horns</i>								
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Fuel Oil No 2	100%			2035	**	5	\$5,600	

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DEPT. OF HOMELESS SERVICES - 071
SCCW CENTRAL
Asset # : 4443

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
	Conversion Equipment Steam Boiler	100%		2030	\$123,800	1	\$17,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 1 Unit</i>								
	Distribution Central Plant Steam Piping/Pmp	100%		2035	**	4	\$900	
	Terminal Devices Convactor/Radiator	100%		2030	\$102,400	1	\$5,800	
Air Conditioning								
	Energy Source Electricity	100%		2041	**	1		
	Conversion Equipment Window/Wall Unit No Component	65%		2021	\$25,900	1		
		35%						
Ventilation								
	Distribution Ductwork/Diffusers No Component	20%		LIFE	**	2-5	\$2,000	
		80%						
	Exhaust Fans Roof No Component	20%		2025	\$6,400	2	\$100	
		80%						
Plumbing								
	H/C Water Piping Galvanized Steel	100%		2030	\$84,000	1		
	Water Heater Gas Fired	100%		2024	\$11,700	2	\$300	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
	Sanitary Piping Cast Iron	100%		LIFE	**	1		
	Storm Drain Piping Cast Iron	100%		LIFE	**	1		
	Sump Pump(s) Non-Submersible	100%		2021	\$2,900	4	\$600	
	Backflow Preventer Generic	100%		2033	**	1	\$1,100	
	Fixtures Generic	100%						
Vertical Transport								
	Elevators Geared Traction	100%		LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To 4th Floor</i>								
<i>Explanation : 1 Unit</i>								
Fire Suppression								

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DEPT. OF HOMELESS SERVICES - 071
SCCW CENTRAL
Asset # : 4443

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Fire Suppression	Fire Pump							
	Generic	100%		2028	\$12,300	1	\$3,400	
	Chemical System							
	Generic	100%		2021	\$29,700	1-3	\$4,000	

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Print Date : 13-Sep-2019

DEPT. OF HOMELESS SERVICES - FY 2020

Asset Name : SENECA AVENUE HOUSES / EDDIE FERNANDEZ HOUSES
Address : 1215-1225 SENECA AVENUE
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DHS0060.000 / 2595 **Yr Built/Renovated** : 1920 / 2005
Area Sq Ft : 77,940 **Project Type** : HOMELESS SERVICES
Date of Survey : 06-Dec-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,4
Block : 2761 **Lot** : 43 **BIN** : 2006338

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$1,152,500	\$94,300
Interior Architecture	\$502,200	\$586,800
Electrical	\$1,886,300	\$1,379,000
Mechanical	\$804,800	
Total	\$4,345,800	\$2,060,100
Importance Code A	\$1,462,200	\$94,300
Importance Code B	\$2,883,600	\$1,872,000
Importance Code C		\$93,700
Total	\$4,345,800	\$2,060,100

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$8,700	\$2,400		\$12,900
Interior Architecture	\$24,300		\$4,500	
Electrical	\$900	\$5,500	\$5,300	\$7,000
Mechanical	\$6,200	\$7,100	\$12,600	\$23,000
Site Enclosure	\$10,400			
Elevators/Escalators	\$4,900	\$4,900	\$4,900	\$4,900
Total	\$55,400	\$20,000	\$27,300	\$47,800
Importance Code A	\$9,200	\$6,300	\$3,900	\$16,900
Importance Code B	\$35,900	\$13,700	\$23,500	\$30,900
Importance Code C	\$10,400			
Total	\$55,400	\$20,000	\$27,300	\$47,800



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

Asset # : 2595

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	45%	Now	\$128,700	LIFE	**	5	\$40,900	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Metal Fire Escapes</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Storage Wall At Main Entrance</i>								
<i>Graffiti, Extent : Light, Area Affected : 2%</i>								
<i>Location : East Side</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout South Side</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : B And C Line At East Facade</i>								
Masonry: Limestone	3%			LIFE	**	5	\$2,000	
Metal Panel	5%			2049	**	5-10	\$31,300	
Stucco Cement	47%	Now	\$129,100	2034	**	5	\$53,400	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout North Side</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout North Side</i>								
<i>Staining/Discoloring, Extent : Light, Area Affected : 5%</i>								
<i>Location : Window Sill</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : North Side Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : North Side</i>								
<i>Explanation : Rusting Fire Escapes</i>								
Windows								
Aluminum	94%	Now	\$229,900	2037	**	5	\$13,200	1
<i>Air Infiltration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Ctrwt/Balnc Not Funct, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Metal Clad	5%	Now	\$75,800	2054	**	5	\$4,400	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Stairs</i>								
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Stairs</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Stairs</i>								
Metal Louvers	1%	4+	\$8,700	2044	**			
<i>Deformed/Dented, Extent : Light, Area Affected : 100%</i>								
<i>Location : North Side</i>								

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

Asset # : 2595

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$2,900	
Masonry: Brick	40%			LIFE	**	5	\$3,000	
Metal Panel	30%			2049	**	5	\$8,700	
Stucco Cement	25%			2042	**	5	\$4,800	
Roof								
Modified Bitumen	97%	Now	\$589,000	2039	**			
			<i>Blisters, Extent : Moderate, Area Affected : 25%</i>					
			<i>Location : Throughout</i>					
			<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 15%</i>					
			<i>Location : Throughout</i>					
			<i>Patching Evident, Extent : Moderate, Area Affected : 25%</i>					
			<i>Location : Throughout</i>					
			<i>Seams Open/Split, Extent : Moderate, Area Affected : 20%</i>					
			<i>Location : Throughout</i>					
Skylight, Metal/Glass	3%			2049	**	10	\$4,300	
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$13,200	
			<i>Paint Peeling, Extent : Light, Area Affected : 20%</i>					
			<i>Location : Throughout</i>					
Ceramic Tile	10%	Now	\$24,300	2032	**	5	\$6,000	
			<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>					
			<i>Location : 1st And 2nd Floor Throughout</i>					
			<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%</i>					
			<i>Location : Throughout</i>					
			<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>					
			<i>Location : Throughout</i>					
Vinyl Tile	30%			2029	\$320,300	3	\$13,600	
			<i>Adhesion Failure, Extent : Moderate, Area Affected : 5%</i>					
			<i>Location : Throughout</i>					
			<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 5%</i>					
			<i>Location : Throughout</i>					
			<i>Worn/Eroded, Extent : Moderate, Area Affected : 15%</i>					
			<i>Location : Throughout</i>					
Wood	55%	Now	\$455,600	2044	**	5	\$62,100	
			<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>					
			<i>Location : At Apartments</i>					
			<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 5%</i>					
			<i>Location : Throughout Apartments.</i>					
			<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Throughout Apartments.</i>					
			<i>Split/Cracked, Extent : Moderate, Area Affected : 25%</i>					
			<i>Location : At Apartments</i>					
			<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>					
			<i>Location : Throughout</i>					

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

Asset # : 2595

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Concrete Masonry Unit	10%			LIFE	**	5	\$11,400	
Gypsum Board	55%			LIFE	**	5	\$93,700	
<i>Recent Repair Evident, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Apartments 5b And 5c</i>								
Masonry: Brick	5%			LIFE	**			
Plaster	30%			LIFE	**	5	\$25,600	
Ceilings								
Exposed Struc: Steel	5%			LIFE	**			
Gypsum Board	75%	Now	\$46,600	LIFE	**	5	\$110,600	
<i>Recent Repair Evident, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Plaster	20%			LIFE	**	5	\$14,700	
Site Enclosure								
Fence/Gates								
Iron Picket	100%	2-4	\$10,400	2064	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Retaining Walls								
Cast in Place Concrete	100%			2064	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2042	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
On-Site Walkways								
Cast in Place Concrete	100%			2042	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Activity Yard								
Cast in Place Concrete	50%			2042	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Sinking/Subsiding, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Rubber Matting	50%			2034	**			

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

Asset # : 2595

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2029	\$21,700	5	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated At 2000 Amperes</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2029	\$127,400	5	\$300	
Raceway								
Conduit	100%			2029	\$103,200	1		
Panelboards								
Molded Case Bkrs	100%	Now	\$70,100	2054	**	5	\$1,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout Building.</i>								
<i>Explanation : Panelboards Are Overloaded. Breakers Frequently Trip Because There Are Too Many Loads Connected To Circuits.</i>								
Wiring								
Thermoplastic	100%			2029	\$160,300	1		
Motor Controllers								
Locally Mounted	100%			2027	\$156,000	5	\$500	
Ground								
Grounding Devices								
Not Accessible	100%							
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Covered With Insulation</i>								
Lighting								
Interior Lighting								
Fluorescent	30%	Now	\$400,700	2039	**			
<i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Offices</i>								
Fluorescent	50%			2029	\$667,800	10	\$35,700	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Corridors, Staircases.</i>								
Incandescent	20%	0-2	\$267,100	2039	**	2	\$300	
<i>Obsolete Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout Building.</i>								
Egress Lighting								
Emergency, Battery	50%			2029	\$54,800	10	\$9,400	
Exit, Service	50%			2029	\$13,500	1		
Exterior Lighting								
HID	100%	2-4	\$306,800	2039	**			
<i>Obsolete Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout Building Exterior.</i>								
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
SENECA AVENUE HOUSES / EDDIE FERNANDEZ HOUSES

Asset # : 2595

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

Alarm

Security System

No Component

70%

Generic

30%

2029

\$73,700

1

\$8,700

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

Location : Outside, Hallways.

Explanation : CCTV Surveillance Cameras

Fire/Smoke Detection

Generic, Analog

100%

0-2

\$841,500

2039

**

1-3

\$43,700

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

Location : Throughout The Building.

Explanation : Obsolete System, Inadequate For The Building.

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

Heating

Energy Source

Natural Gas

100%

2049

**

1

Conversion Equipment

Hot Water Boiler

88%

2-4

\$309,700

2049

**

1

\$30,500

Corroded, Extent : Severe, Area Affected : 10%

Location : Boiler Room

On Extended Life, Extent : Severe, Area Affected : 50%

Location : Boiler Room

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

Location : Basement Boiler Room

Explanation : 2 Units

Hot Water Boiler

12%

2042

**

1

\$4,600

Distribution

Hot Wtr Piping/Pump

100%

2-4

\$118,600

2054

**

4

\$3,800

Leak Evident, Extent : Severe, Area Affected : 100%

Location : Boiler Room

On Extended Life, Extent : Severe, Area Affected : 100%

Location : Boiler Room

Terminal Devices

Convactor/Radiator

100%

2-4

\$203,700

2042

**

1

\$22,700

Damaged, Extent : Severe, Area Affected : 50%

Location : Throughout

Air Conditioning

Energy Source

Electricity

100%

2037

**

1

Conversion Equipment

Window/Wall Unit

10%

2024

\$15,900

1

No Component

90%

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
SENECA AVENUE HOUSES / EDDIE FERNANDEZ HOUSES

Asset # : 2595

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Ventilation								
Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$43,500
Exhaust Fans								
	Roof	100%			2024	\$126,300	2	\$2,400
Plumbing								
H/C Water Piping								
	Galvanized Steel	100%			2034	**	1	
Water Heater								
	Gas Fired	100%			2024	\$46,400	2	\$1,100
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 900 Gallon Storage Tank</i>								
Sanitary Piping								
	Cast Iron	90%			LIFE	**	1	
	Cast Iron	10%	Now	\$5,600	LIFE	**	1	
<i>Corroded, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Clear Corrosion And Damage In Visible Areas In Kitchens And Mechanical Spaces</i>								
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
Fixtures								
	Generic	100%						
Vertical Transport								
Elevators								
	Hydraulic	10%			LIFE	**		
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Basement To Ground Floor</i>								
<i>Explanation : 1 Freight</i>								
	No Component	90%						
Fire Suppression								
Sprinkler								
	No Component	95%						
	Generic	5%			2039	**	1-2	\$1,100

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 : 13-Sep-2019

DEPT. OF HOMELESS SERVICES - FY 2020

Asset Name : SIROVICH CENTER / BASEMENT, 4, 5, 6, 7 AND ROOF
Address : 331 EAST 12TH STREET
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DHS0095.000 / 14740 **Yr Built/Renovated** : 1927 /
Area Sq Ft : 28,659 **Project Type** : HOMELESS SERVICES
Date of Survey : 07-Mar-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Sub Basement, Roof, Floors 4,5,6,7
Block : 454 **Lot** : 52 **BIN** : 1006502

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture		\$214,100
Interior Architecture	\$264,200	
Electrical		\$271,000
Mechanical	\$55,400	\$181,100
Total	\$319,600	\$666,100
Importance Code A		\$395,200
Importance Code B	\$319,600	\$271,000
Total	\$319,600	\$666,100

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture				\$500
Interior Architecture	\$84,900		\$2,800	\$13,300
Electrical	\$31,400	\$1,300	\$800	\$20,200
Mechanical	\$36,900	\$6,100	\$7,300	\$9,300
Elevators/Escalators	\$23,700	\$23,700	\$23,700	\$23,700
Total	\$176,800	\$31,100	\$34,500	\$67,000
Importance Code A	\$2,800	\$2,800	\$2,800	\$3,400
Importance Code B	\$125,300	\$28,300	\$30,000	\$63,600
Importance Code C	\$48,700		\$1,700	
Total	\$176,800	\$31,100	\$34,500	\$67,000



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

DEPT. OF HOMELESS SERVICES - 071
SIROVICH CENTER / BASEMENT, 4, 5, 6, 7 AND ROOF

Asset # : 14740

Architecture		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Exterior									
Exterior Walls									
Cast Stone/Terra Cotta	10%			LIFE	**	5	\$35,600		
Masonry: Brick	90%			LIFE	**	5	\$41,000		
Windows									
Aluminum	100%			2045	**	5	\$14,100		
Parapets									
Cast Stone/Terra Cotta	20%			LIFE	**	5	\$7,600		
Masonry: Brick	75%			LIFE	**	5	\$3,700		
Metal Panel	5%			2049	**	5	\$1,000		
Roof									
IRMA/Protected Membrane	25%			2029			\$26,900	10	\$3,200
Modified Bitumen	75%			2029			\$137,500	10	\$9,700
Interior									
Floors									
Cast in Place Concrete	10%			LIFE	**	5	\$9,300		
Ceramic Tile	5%			2038	**	5	\$2,100		
Vinyl Tile	70%	4+	\$264,200	2039	**	3	\$11,200		
<i>Worn/Eroded, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Auditorium</i>									
Wood	15%	4+	\$22,000	2044	**	5	\$6,000		
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : Auditorium</i>									
Interior Walls									
Cast in Place Concrete	5%	Now	\$22,700	LIFE	**				
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : Retaining Wall In Boiler Room, Sub-basement</i>									
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : Retaining Wall In Boiler Room, Sub-basement</i>									
Ceramic Tile	5%			2038	**	5	\$3,400		
Plaster	90%	4+	\$25,900	LIFE	**	5	\$18,600		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Auditorium Backstage</i>									
Ceilings									
AcousTileSusp.Lay-In	45%			2034	**	5	\$19,200		
Exposed Concrete	5%	Now	\$14,300	LIFE	**	5	\$300		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : Boiler Room, Sub-basement</i>									
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : Boiler Room, Sub-basement</i>									
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : Boiler Room</i>									
Plaster	50%			LIFE	**	5	\$13,300		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Auditorium Backstage</i>									
Site Pavements									

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

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

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

DEPT. OF HOMELESS SERVICES - 071
SIROVICH CENTER / BASEMENT, 4, 5, 6, 7 AND ROOF

Asset # : 14740

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

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%			2034	**			
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On-Site Walkways

Masonry: Granite	100%			LIFE	**			
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Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2039	**	5	\$100	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Electrical Room

Explanation : One 2500 Ampere Main Disconnect Switch

Switchgear / Switchboard

Fused Disc Sw	60%			2039	**	5	\$100	
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Fused Knife Sw	40%	2-4	\$30,600	2059	**	5		
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On Extended Life, Extent : Light, Area Affected : 100%

Location : Electrical Room

Raceway

Conduit	80%			2039	**	1		
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Conduit	20%			2029	\$7,400	1		
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Panelboards

Fused Disc Sw	5%			2037	**	5		
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Molded Case Bkrs	95%			2037	**	5	\$700	
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Wiring

Thermoplastic	80%			2039	**	1		
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Thermoplastic	20%			2029	\$10,700	1		
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Motor Controllers

Locally Mounted	100%			2034	**	5	\$200	
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Ground

Grounding Devices

Generic	100%			LIFE	**	5	\$400	
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Lighting

Interior Lighting

Fluorescent	30%			2034	**	10	\$7,900	
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Compact Fluorescent Light, Extent : Light, Area Affected : 100%

Location : Hallways

Fluorescent	40%			2029	\$196,500	10	\$10,500	
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T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%

Location : Apartment Rooms

Fluorescent	30%			2034	**	10	\$7,900	
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T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%

Location : Throughout The Building

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

Estimates are rounded to the nearest hundred dollars.

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

DEPT. OF HOMELESS SERVICES - 071
SIROVICH CENTER / BASEMENT, 4, 5, 6, 7 AND ROOF

Asset # : 14740

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Egress Lighting								
Emergency, Battery	50%			2034	**	10	\$3,500	
Exit, Service	50%			2034	**	1		
Exterior Lighting								
HID	50%			2029	\$56,400	10		
LED	50%			2037	**			
Alarm								
Security System								
No Component	70%							
Generic	30%			2034	**	1	\$3,200	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Hallways And Exit Doors</i>						
		<i>Explanation : CCTV Surveillance Cameras And Intrusion Alarm</i>						
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2034	**	1-3	\$5,300	
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2039	**	1		
Conversion Equipment								
Steam Boiler	100%			2027	\$181,100	1	\$28,400	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Boiler Room</i>						
		<i>Explanation : 2 Units</i>						
Distribution								
Central Plant Steam Piping/Pmp	100%	Now	\$23,700	2039	**	4	\$1,400	
		<i>Leak Evident, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Condensate Pipe In The Basement</i>						
Terminal Devices								
Convactor/Radiator	100%			2034	**	1	\$9,300	
Air Conditioning								
Energy Source								
Electricity	100%			2037	**	1		
Conversion Equipment								
Window/Wall Unit	95%			2024	\$55,400	1		
No Component	5%							
Ventilation								
Distribution								
Ductwork/Diffusers	50%			LIFE	**	2-5	\$8,000	
No Component	50%							

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

Estimates are rounded to the nearest hundred dollars.

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

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

DEPT. OF HOMELESS SERVICES - 071
SIROVICH CENTER / BASEMENT, 4, 5, 6, 7 AND ROOF

Asset # : 14740

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
H/C Water Piping Galvanized Steel	100%	0-2	\$6,100	2034	**	1		
<i>Corroded, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Water Heater Gas Fired	100%			2027	\$17,100	2	\$400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 2 Units</i>								
Sanitary Piping Cast Iron	100%			LIFE	**	1		
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
Sump Pump(s) Non-Submersible	100%			2029	\$4,300	4	\$900	
Sewage Ejector(s) Electric	100%			2029	\$8,100	4	\$1,700	
Backflow Preventer Generic	100%			2029	\$7,100	1	\$1,800	
Fixtures Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	70%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 70%</i>								
<i>Location : 1 Unit From Basement To 6th Floor, 1 Unit From 1st To 7th Floor</i>								
<i>Explanation : 2 Units</i>								
Hydraulic	30%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 30%</i>								
<i>Location : 1st To 2nd Floor</i>								
<i>Explanation : 1 Unit</i>								
Fire Suppression								
Standpipe Generic	100%			2049	**	1-5	\$14,400	
Sprinkler Generic	100%			2049	**	1-2	\$8,000	
Fire Pump Generic	100%			2032	**	1	\$5,400	

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

Estimates are rounded to the nearest hundred dollars.

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

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

Print Date : 13-Sep-2019

DEPT. OF HOMELESS SERVICES - FY 2020

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 : 05-Dec-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 13307 **Lot** : 91 **BIN** : 4430508

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$148,700	\$122,300
Interior Architecture		\$133,600
Electrical	\$35,700	\$485,300
Mechanical	\$358,000	\$387,500
Site Pavements	\$38,700	
Total	\$581,100	\$1,128,800
Importance Code A	\$396,800	\$122,300
Importance Code B	\$184,300	\$957,000
Importance Code C		\$49,500
Total	\$581,100	\$1,128,800

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture		\$4,300		
Interior Architecture		\$15,500	\$2,200	
Electrical	\$6,700	\$2,800	\$1,700	\$2,300
Mechanical	\$33,900	\$9,500	\$13,100	\$19,000
Site Pavements	\$16,300			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$61,000	\$36,000	\$21,000	\$25,300
Importance Code A		\$7,300	\$3,000	\$3,100
Importance Code B	\$47,500	\$23,400	\$18,000	\$22,200
Importance Code C	\$13,500	\$5,400		
Total	\$61,000	\$36,000	\$21,000	\$25,300



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

DEPT. OF HOMELESS SERVICES - 071
SPRINGFIELD FAMILY INN
Asset # : 2670

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	95%			LIFE	**	5	\$65,100	
Stucco Cement	5%			2042	**	5	\$8,600	
Windows								
Aluminum	98%	0-2	\$39,400	2045	**	5	\$2,300	
<i>Air Infiltration, Extent : Light, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 1%</i>								
<i>Location : At Sills Throughout</i>								
Aluminum	2%	Now	\$4,000	2054	**	5		
<i>Unit Inoperable, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Sout West Clearstory, 2 Units</i>								
Parapets								
Metal: Cage/Fence	100%			2042	**	5-10	\$83,800	
Roof								
Built-Up (BUR)	65%			2037	**	10	\$57,100	
Metal Panel	35%			2042	**	10	\$56,400	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 1%</i>								
<i>Location : Central Building On Brewer, Detached Leader</i>								
<i>Corrosion/Rusting, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Soffits								
Cast in Place Concrete	100%			LIFE	**	5		
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$9,800	
Ceramic Tile	5%			2038	**	5	\$4,500	
Vinyl Tile	90%			2034	**	3	\$30,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 1%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Ceramic Tile	10%			2032	**	5	\$10,700	
Concrete Masonry Unit	13%			LIFE	**	5	\$5,600	
Gypsum Board	77%			LIFE	**	5	\$49,500	
<i>Water Penetration, Extent : Light, Area Affected : 1%</i>								
<i>Location : Throughout Rooms 208-216</i>								
Ceilings								
Exposed Concrete	5%			LIFE	**	5	\$700	
Gypsum Board	75%			LIFE	**	5	\$84,100	
Plaster	20%			LIFE	**	5	\$11,200	
Site Enclosure								
Fence/Gates								
Chain Link	95%			2049	**			
Iron Picket	5%			2064	**			
<i>Corrosion/Rusting, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout</i>								

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

Estimates are rounded to the nearest hundred dollars.

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

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

DEPT. OF HOMELESS SERVICES - 071
SPRINGFIELD FAMILY INN
Asset # : 2670

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Site Enclosure								
Retaining Walls								
Cast in Place Concrete	100%			2064		**		
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	\$2,800	2042		**		
<i>Misaligned/Bulging, Extent : Light, Area Affected : 1%</i>								
<i>Location : Brewer Boulevard</i>								
On-Site Walkways								
Cast in Place Concrete	100%	0-2	\$13,500	2042		**		
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout At Joints</i>								
Activity Yard								
Cast in Place Concrete	40%	Now	\$38,700	2049		**		
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : West Of The Building</i>								
Cast in Place Concrete	60%			2042		**		

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2039		**	5	\$300
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two 800 Amperes Main Disconnect Switches</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2039		**	5	\$300
Raceway								
Conduit	100%			2039		**	1	
Panelboards								
Fused Disc Sw	5%			2037		**	5	\$100
Molded Case Bkrs	95%			2037		**	5	\$1,500
Wiring								
Thermoplastic	100%			2039		**	1	
Motor Controllers								
Locally Mounted	100%			2034		**	5	\$400
Ground								
Grounding Devices								
Generic	100%			LIFE		**	5	\$900
Lighting								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPT. OF HOMELESS SERVICES - 071
SPRINGFIELD FAMILY INN
Asset # : 2670

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Interior Lighting Fluorescent	60%			2034	**	10	\$33,000	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 90%</i>								
<i>Location : Throughout</i>								
Fluorescent	5%			2034	**	10	\$2,700	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	35%			2029	\$359,500	10	\$19,200	
<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Egress Lighting								
Emergency, Battery	50%			2029	\$42,100	10	\$7,200	
Exit, Battery	50%			2029	\$35,700	10	\$2,000	
Exterior Lighting								
HID	20%			2029	\$48,000	10		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Rooftop Perimeter</i>								
<i>Explanation : Controlled Via Photocell</i>								
No Component	80%							
Lightning Protection								
Arresters/Cabling Generic	72%	4+	\$5,000	2044	**	5	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Rooftop Perimeter</i>								
<i>Explanation : Needs To Be Resecured</i>								
Generic	28%			2069	**	5	\$300	
Alarm								
Security System								
No Component	70%							
Generic	30%			2034	**	1	\$6,800	
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2034	**	1-3	\$11,300	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source Natural Gas	100%			2049	**	1		

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DEPT. OF HOMELESS SERVICES - 071
SPRINGFIELD FAMILY INN
Asset # : 2670

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Conversion Equipment Hot Water Boiler	50%	Now	\$22,600	2034	**	1	\$13,300	
<i>Other Observation, Extent : Light, Area Affected : 50%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 1 Of 2 Units</i>								
Hot Water Boiler	50%	0-2	\$225,500	2049	**	1	\$13,300	
<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Other Observation, Extent : Light, Area Affected : 50%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 1 Of 2 Units</i>								
Distribution Hot Wtr Piping/Pump	100%			2037	**	4	\$4,400	
Terminal Devices Air Handler	25%	Now	\$20,600	2029	\$205,700	1	\$8,300	
<i>Broken, Extent : Moderate, Area Affected : 3%</i>								
<i>Location : One Unit In Basement</i>								
Convactor/Radiator	75%			2034	**	1	\$14,500	
Air Conditioning								
Energy Source Electricity	100%			2037	**	1		
Conversion Equipment Ext Pkg Unit - Heating/Cooling	15%	Now	\$109,900	2039	**	2	\$400	
<i>Abandoned in Place, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 2 Units Serving Corridors</i>								
Split Unit	5%	Now	\$6,200	2029	\$62,500			
<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Lower Roof</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Lower Roof</i>								
<i>Explanation : Serves Recreational Area</i>								
Window/Wall Unit No Component	10% 70%			2024	\$12,200	1		
Ventilation								
Distribution Ductwork/Diffusers	100%			LIFE	**	2-5	\$33,400	
Exhaust Fans Interior	20%			2029	\$41,600	2	\$400	
Roof	80%			2029	\$77,700	2	\$1,500	
Plumbing								

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DEPT. OF HOMELESS SERVICES - 071
SPRINGFIELD FAMILY INN
Asset # : 2670

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
H/C Water Piping	Brass/Copper	100%			2039	**	1	
HW Heat Exchanger	HTHW/HW	100%			2039	**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 1 Unit</i>								
Sanitary Piping	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping	Cast Iron	100%			LIFE	**	1	
Sump Pump(s)	Submersible	100%			2022	\$2,000	4	\$1,900
Sewage Ejector(s)	Electric	100%			2029	\$17,200	4	\$3,600
<i>Recent Repair Evident, Extent : Light, Area Affected : 50%</i>								
<i>Location : Basement</i>								
<i>Recent Replace Evident, Extent : Light, Area Affected : 50%</i>								
<i>Location : Basement</i>								
Backflow Preventer	Generic	100%			2029	\$14,900	1	\$3,700
Fixtures	Generic	100%						
Vertical Transport								
Elevators	Hydraulic	100%			LIFE	**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Cellar To 2nd Floor</i>								
<i>Explanation : 1 Unit</i>								
Fire Suppression								
Sprinkler	Generic	100%			2039	**	1-2	\$16,800

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Print Date : 13-Sep-2019

DEPT. OF HOMELESS SERVICES - FY 2020

Asset Name : STATEN ISLAND FAMILY SHELTER / HOSPITALITY HOUSE
Address : 100 CENTRAL AVENUE @ SLOSSON TERR
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : DHS0046.000 / 1944 **Yr Built/Renovated** : 1937 / 1987
Area Sq Ft : 26,134 **Project Type** : HOMELESS SERVICES
Date of Survey : 06-Jul-2017 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors LL,1,4,5,6
Block : 6 **Lot** : 14 **BIN** : 5000048

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$837,100	\$36,200
Interior Architecture	\$456,600	\$303,500
Electrical	\$42,300	\$664,100
Mechanical		\$403,300
Site Enclosure	\$47,500	
Site Pavements	\$52,300	
Total	\$1,435,900	\$1,407,200
Importance Code A	\$837,100	\$36,200
Importance Code B	\$350,300	\$1,371,000
Importance Code C	\$248,500	
Total	\$1,435,900	\$1,407,200

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$96,700		\$13,900	
Interior Architecture	\$91,300			\$4,300
Electrical	\$4,700	\$2,300	\$8,700	\$2,100
Mechanical	\$4,000	\$4,800	\$17,000	\$4,800
Site Pavements	\$19,200			
Elevators/Escalators	\$11,800	\$11,800	\$11,800	\$11,800
Total	\$227,900	\$18,900	\$51,400	\$23,000
Importance Code A	\$99,300	\$2,600	\$16,500	\$2,600
Importance Code B	\$109,400	\$16,300	\$34,900	\$20,400
Importance Code C	\$19,200			
Total	\$227,900	\$18,900	\$51,400	\$23,000



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DEPT. OF HOMELESS SERVICES - 071
STATEN ISLAND FAMILY SHELTER / HOSPITALITY HOUSE

Asset # : 1944

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	Now	\$34,100	LIFE	**	5	\$14,500	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Basement Window At South Facade</i>								
<i>Exposed Reinforcement, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Basement Window At South Facade</i>								
Concrete Masonry Unit	5%	2-4	\$12,400	LIFE	**	5	\$1,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : South Facade</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : South Facade</i>								
<i>Explanation : Section Of South Facade Is Covered With Stucco</i>								
Masonry: Brick	10%	Now	\$36,500	LIFE	**	5	\$5,800	1
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Over Door At South Facade</i>								
Masonry: Brick	30%			LIFE	**	5	\$17,400	
Stucco Cement	50%	2-4	\$525,200	2041	**	5	\$36,200	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : East/ West Facades Show Cracking And Bulging</i>								
Windows								
Aluminum	90%	Now	\$164,800	2053	**	5	\$1,900	
<i>Crack/Balnc Not Funct, Extent : Severe, Area Affected : 75%</i>								
<i>Location : Throughout</i>								
<i>Caulking Deteriorated, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Windows At The End Of Useful Life</i>								
Steel	10%	Now	\$22,800	2053	**	5	\$2,600	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Fifth Floor And Stairs</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Fifth Floor</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Fifth Floor And Stairs</i>								
Parapets								
Masonry: Brick	65%	2-4	\$110,600	LIFE	**	5	\$3,700	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Metal Panel	5%	Now	\$2,300	2048	**	5	\$500	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Coping</i>								
Metal Rail	5%	Now	\$800	2033	**	5	\$2,000	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : At Corners Of Building</i>								
Stucco Cement	25%			2041	**	5	\$3,600	

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DEPT. OF HOMELESS SERVICES - 071
STATEN ISLAND FAMILY SHELTER / HOSPITALITY HOUSE

Asset # : 1944

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Modified Bitumen	95%			2033	**	10	\$13,900	
Skylight, Metal/Glass	5%	2-4	\$22,500	2038	**			
<i>Broken/Missing Elements, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Soffits								
Cast Stone/Terra Cotta	100%			LIFE	**	5		
Interior								
Floors								
Ceramic Tile	5%	4+	\$18,400	2031	**	5	\$1,100	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Marble Panels	5%			LIFE	**	5	\$1,700	
Terrazzo	15%	Now	\$33,200	LIFE	**	5	\$5,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Lobby</i>								
Vinyl Tile	75%	2-4	\$30,300	2028	\$303,500	3	\$12,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Plaster	100%	4+	\$148,700	LIFE	**	5	\$26,700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Ceilings								
AcousTileSusp.Lay-In	80%	2-4	\$308,000	2048	**	5	\$18,300	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Metal Panel	5%			LIFE	**	5	\$2,900	
Plaster	15%	0-2	\$9,400	LIFE	**	5	\$4,300	
<i>Water Penetration, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Site Enclosure								
Fence/Gates								
Chain Link	100%	4+	\$47,500	2038	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Site Pavements								
Parking/Driveway								
Asphalt	50%	4+	\$19,200	2031	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout Parking Lot</i>								
Cast in Place Concrete	50%	4+	\$52,300	2033	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout Parking Lot</i>								

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DEPT. OF HOMELESS SERVICES - 071
STATEN ISLAND FAMILY SHELTER / HOSPITALITY HOUSE

Asset # : 1944

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

Site Pavements

Activity Yard

Cast in Place Concrete	85%			2033		**		
Rubber Matting	15%			2028				

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

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2028	\$5,000	5	\$100	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : Main Service Switch Rated 800 Amperes

Raceway

Conduit	100%			2028	\$36,800	1		
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Panelboards

Fused Disc Sw	10%			2027	\$3,100	5	\$100	
Molded Case Bkrs	90%			2027	\$28,000	5	\$600	

Wiring

Thermoplastic	100%			2028	\$53,700	1		
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Motor Controllers

Locally Mounted	100%	2-4	\$1,200	2033		**	\$100	
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Corroded, Extent : Light, Area Affected : 1%

Location : Roof

Ground

Grounding Devices

Generic	100%			LIFE		**	\$400	
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Stand-by Power

Transfer Switches

Manual	100%			2028	\$5,700	5	\$100	
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Generators

Natural Gas	100%			2031		**	\$10,100	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Outside Side Yard

Explanation : 12.5 Kilowatts

Batteries

Lead/Acid	100%			2021	\$1,600	5	\$1,000	
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Lighting

Interior Lighting

Fluorescent	99%			2028	\$443,400	10	\$23,700	
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T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%

Location : Throughout The Building

Fluorescent	1%			2028	\$4,500	10	\$200	
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Compact Fluorescent Light, Extent : Light, Area Affected : 100%

Location : Basement

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DEPT. OF HOMELESS SERVICES - 071
STATEN ISLAND FAMILY SHELTER / HOSPITALITY HOUSE

Asset # : 1944

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Egress Lighting								
Emergency, Battery	50%			2033	**	10	\$3,200	
Emergency, Battery	50%			2033	**	10	\$3,200	
Exterior Lighting								
HID	15%			2028	\$15,400	10		
No Component	85%							
Lightning Protection								
Arresters/Cabbling								
Generic	100%			2043	**	5	\$800	
Alarm								
Security System								
No Component	50%							
Generic	50%			2028	\$41,200	1	\$4,900	
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Hallways, Outside</i>					
			<i>Explanation : CCTV Surveillance Camera</i>					
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%	0-2	\$42,300	2028	\$84,600	1-3	\$4,400	
			<i>Malfunctioning, Extent : Moderate, Area Affected : 50%</i>					
			<i>Location : Throughout</i>					
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
			<i>Explanation : Strobe Lights, Manual Pull Station, Horns And Smoke Detectors</i>					

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2038	**	1		
Conversion Equipment								
Steam Boiler	100%			2033	**	1	\$25,900	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement Boiler Room</i>					
			<i>Explanation : 2 Units</i>					
Distribution								
Steam Piping/Pump	100%			2028	\$112,800			
Terminal Devices								
Convactor/Radiator	100%			2026	\$136,600	1	\$8,400	
Air Conditioning								
Energy Source								
Electricity	100%			2036	**	1		
Conversion Equipment								
Window/Wall Unit	20%			2023	\$10,600	1		
No Component	80%							

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DEPT. OF HOMELESS SERVICES - 071
STATEN ISLAND FAMILY SHELTER / HOSPITALITY HOUSE

Asset # : 1944

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning								
Terminal Devices								
	Fan Coil - 2 Pipe	5%			2028	\$4,900	1	\$400
	No Component	95%						
Heat Rejection								
	Air Cooled Condenser Unit	5%			2028	\$500	2	\$900
	No Component	95%						
<i>Other Observation, Extent : Light, Area Affected : 30%</i> <i>Location : Roof And By Fire Escape Stairs.</i> <i>Explanation : Refrigerant Piping Damaged And Missing Insulation.</i>								
Ventilation								
Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$14,600
Exhaust Fans								
	Roof	99%			2028	\$41,900	2	\$800
	Wall Unit	1%			2028	\$100	2	
<i>Other Observation, Extent : Light, Area Affected : 100%</i> <i>Location : Basement Child Care</i> <i>Explanation : 2 Units</i>								
Plumbing								
H/C Water Piping								
	Galvanized Steel	100%			2026	\$112,000	1	
Water Heater								
	Gas Fired	100%			2027	\$15,600	2	\$400
<i>Other Observation, Extent : Light, Area Affected : 100%</i> <i>Location : Boiler Room</i> <i>Explanation : 3 Units Installed 2014</i>								
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
Sump Pump(s)								
	Not Accessible	100%						
Fixtures								
	Generic	100%						
Vertical Transport								
Elevators								
	Geared Traction	100%			LIFE	**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i> <i>Location : Basement To 6th Floor</i> <i>Explanation : 2 Units</i>								
Fire Suppression								
Sprinkler								
	Generic	100%			2048	**	1-2	\$7,300

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

Estimates are rounded to the nearest hundred dollars.

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

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

DEPT. OF HOMELESS SERVICES - 071
STATEN ISLAND FAMILY SHELTER / HOSPITALITY HOUSE

Asset # : 1944

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

Fire Suppression

Chemical System

No Component

Generic

99%

1%

2023

\$300

1-3

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

Location : Kitchen

Explanation : Ansul-102

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

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a 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 : 13-Sep-2019

DEPT. OF HOMELESS SERVICES - FY 2020

Asset Name : STOCKHOLM FAMILY RESIDENCE / (2 BUILDINGS)
Address : 99-103 STOCKHOLM STREET @CENTRAL AVENUE
Borough : BROOKLYN **Agency's Number** : FK28
Program / Asset # : DHS0085.000 / 4457 **Yr Built/Renovated** : 1923 / 2012
Area Sq Ft : 55,000 **Project Type** : HOMELESS SERVICES
Date of Survey : 04-Jun-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,4
Block : 3243 **Lot** : 46 **BIN** : 3073773

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$309,800	\$35,800
Interior Architecture	\$255,800	\$301,800
Electrical		\$1,035,300
Mechanical	\$41,400	\$503,100
Total	\$606,900	\$1,876,000
Importance Code A	\$351,100	\$449,800
Importance Code B	\$88,600	\$1,377,600
Importance Code C	\$167,200	\$48,700
Total	\$606,900	\$1,876,000

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$46,400			
Interior Architecture	\$16,500		\$2,100	\$3,600
Electrical	\$1,900	\$1,300	\$2,200	\$1,300
Mechanical	\$39,500	\$6,900	\$9,000	\$4,900
Site Pavements	\$1,800			
Total	\$106,200	\$8,200	\$13,300	\$9,800
Importance Code A	\$46,400	\$2,700	\$2,700	\$2,700
Importance Code B	\$53,500	\$5,500	\$10,500	\$7,100
Importance Code C	\$6,300			
Total	\$106,200	\$8,200	\$13,300	\$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 FAMILY RESIDENCE / (2 BUILDINGS)

Asset # : 4457

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	45%	Now	\$81,100	LIFE	**	5	\$25,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Along Stockholm Street And Central Avenue Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 4th Floor Apartments Along Central Avenue</i>								
Masonry: Limestone	5%	Now	\$16,300	LIFE	**	5	\$2,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Stucco Cement	50%	Now	\$86,500	2035	**	5	\$35,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : West And South Side Of Building</i>								
Windows								
Aluminum	100%	Now	\$106,700	2046	**	5	\$6,100	
<i>Air Infiltration, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Parapets								
Masonry: Brick	65%			LIFE	**	5-10	\$41,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Areaways And Interior Face</i>								
<i>Explanation : Stucco On Brick</i>								
Masonry: Sandstone	35%	Now	\$30,100	LIFE	**	5	\$4,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Roof								
Modified Bitumen	95%			2035	**	10	\$19,600	
Skylight, Metal/Glass	5%			2050	**	10	\$3,400	
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$12,500	
Ceramic Tile	10%	Now	\$5,800	2039	**	5	\$2,900	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Toilets Throughout</i>								
Quarry Tile	5%			2043	**	5	\$4,300	
Vinyl Tile	50%	Now	\$50,600	2030	\$253,100	3	\$10,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Apartments And Family Room</i>								
<i>Patching Evident, Extent : Light, Area Affected : 10%</i>								
<i>Location : Apartments Throughout</i>								
Wood	30%			2045	**	5	\$32,100	

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

Asset # : 4457

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Ceramic Tile	20%	Now	\$77,900	2039	**	5	\$13,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Toilets Throughout</i>								
Gypsum Board	60%			LIFE	**	5-10	\$138,000	
Plaster	20%	Now	\$4,500	LIFE	**	5	\$8,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Apartments 4g And 4h</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Apartments 4g And 4h</i>								
Ceilings								
Plaster	100%	Now	\$38,000	LIFE	**	5	\$34,700	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Basement Mechanical Room</i>								
Site Enclosure								
Fence/Gates								
Chain Link	50%			2050	**			
Iron Picket	50%			2065	**			
Retaining Walls								
Cast in Place Concrete	100%			2065	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2043	**			
On-Site Walkways								
Cast in Place Concrete	100%	4+	\$1,800	2043	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2040	**	5	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 400 Ampere And Two 200 Ampere Main Disconnect Switches</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2040	**	5	\$200	
Raceway								
Conduit	100%			2040	**	1		
Panelboards								
Molded Case Bkrs	100%			2038	**	5	\$1,400	
Wiring								
Thermoplastic	100%			2040	**	1		

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

Asset # : 4457

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Motor Controllers								
Locally Mounted	100%			2035	**	5	\$400	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,600	
Lighting								
Interior Lighting								
Fluorescent	25%			2030	\$235,600	10	\$12,600	
		<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Offices, Basement, Hallway And Stairway</i>						
Incandescent	75%			2030	\$706,900	2	\$900	
Egress Lighting								
Emergency, Battery	50%			2030	\$38,700	10	\$6,600	
Exit, Service	50%			2030	\$9,600	1		
Exterior Lighting								
HID	25%			2030	\$54,100	10		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : Operated Via Timer And Photocell</i>						
No Component	75%							
Alarm								
Security System								
No Component	90%							
Generic	10%			2035	**	1	\$2,100	
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2035	**	1-3	\$10,200	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2040	**	1		
Conversion Equipment								
Hot Water Boiler	100%	Now	\$41,400	2028	\$414,000	1	\$24,500	
		<i>Controller Not Working, Extent : Severe, Area Affected : 20%</i>						
		<i>Location : Automatic Temperature Controls In Boiler Room</i>						
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Boiler Room</i>						
		<i>Explanation : 5 Gas Fired Modular Hot Water Boiler At 300,000 BTU Per Hour Each</i>						
Distribution								
Hot Wtr Piping/Pump	100%			2038	**	4	\$4,100	
Terminal Devices								
Convactor/Radiator	100%			2035	**	1	\$17,800	

Air Conditioning

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

Asset # : 4457

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
Energy Source									
	Electricity	100%			2046	* *	1		
Conversion Equipment									
	Window/Wall Unit	25%			2025	\$28,000	1		
	No Component	75%							
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$48,600	
Exhaust Fans									
	Roof	100%			2030	\$89,200	2	\$1,700	
Plumbing									
H/C Water Piping									
	Galvanized Steel	100%			2035	* *	1		
Water Heater									
	Gas Fired	100%			2025	\$32,800	2	\$800	
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
				<i>Location : Boiler Room</i>					
				<i>Explanation : Two Units At 100 Gallons Each</i>					
Sanitary Piping									
	Cast Iron	100%	Now	\$19,700	LIFE	* *	1		
				<i>Leak Evident, Extent : Moderate, Area Affected : 10%</i>					
				<i>Location : Basement Ceiling In The Rear Of The Building</i>					
Storm Drain Piping									
	Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)									
	Non-Submersible	100%			2030	\$8,200	4	\$1,700	
Fixtures									
	Generic	100%							
Fire Suppression									
Sprinkler									
	No Component	95%							
	Generic	5%			2040	* *	1-2	\$800	

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Print Date : 13-Sep-2019

DEPT. OF HOMELESS SERVICES - FY 2020

Asset Name : THIRD STREET SHELTER
Address : 8 EAST 3RD STREET BTWN BOWERY - 2ND AVE.
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DHS0030.000 / 1956 **Yr Built/Renovated** : 1915 / 2012
Area Sq Ft : 68,747 **Project Type** : HOMELESS SERVICES
Date of Survey : 27-Apr-2016 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,5,6,S
Block : 458 **Lot** : 11 **BIN** : 1006546

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$471,600	\$148,100
Interior Architecture	\$652,100	\$770,600
Electrical	\$543,500	\$494,700
Mechanical	\$156,800	\$2,014,900
Total	\$1,824,000	\$3,428,300
Importance Code A	\$471,600	\$148,100
Importance Code B	\$1,352,400	\$3,280,200
Total	\$1,824,000	\$3,428,300

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$24,200	\$200		
Interior Architecture	\$58,900	\$2,600		\$10,200
Electrical	\$45,000	\$17,300	\$6,300	\$6,100
Mechanical	\$55,600	\$51,700	\$19,000	\$14,900
Elevators/Escalators	\$17,800	\$17,800	\$17,800	\$17,800
Total	\$201,500	\$89,500	\$43,100	\$49,000
Importance Code A	\$31,000	\$7,200	\$6,800	\$6,800
Importance Code B	\$136,400	\$82,300	\$36,300	\$42,200
Importance Code C	\$34,100			
Total	\$201,500	\$89,500	\$43,100	\$49,000



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

DEPT. OF HOMELESS SERVICES - 071
THIRD STREET SHELTER
Asset # : 1956

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	10%	Now	\$130,000	LIFE	**	5	\$68,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	90%	Now	\$249,300	LIFE	**	5	\$79,300	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Walls Facing Courtyard, Bulkhead</i>								
<i>Spalling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Walls Facing Courtyard, Bulkhead</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Walls Facing Courtyard, Bulkhead</i>								
Windows								
Aluminum	95%	Now	\$14,600	2043	**	5	\$1,700	
<i>Ctrwt/Balnc Not Funct, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Steel	5%	Now	\$9,600	2052	**	5	\$1,100	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Stairs</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Stairs</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Stairs</i>								
Parapets								
Cast Stone/Terra Cotta	3%			LIFE	**	5	\$1,500	
Masonry: Brick	70%	Now	\$53,600	LIFE	**	5	\$4,500	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Metal Panel	2%			2047	**	5	\$500	
Metal Rail	25%			2040	**	5-10	\$28,700	
Roof								
Cast in Place Concrete	3%			LIFE	**			
Modified Bitumen	92%			2032	**	10	\$38,700	
Skylight, Plastic	5%			2040	**	1		

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.

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DEPT. OF HOMELESS SERVICES - 071
THIRD STREET SHELTER
Asset # : 1956

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	10%	Now	\$22,200	LIFE	**	5	\$22,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Storage Room In Basement</i>								
<i>Uneven Surface, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Storage Room In Basement</i>								
Ceramic Tile	5%			2036	**	5	\$5,100	
Quarry Tile	5%	Now	\$61,300	2032	**	5	\$3,800	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Kitchen</i>								
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Kitchen</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Kitchen</i>								
Vinyl Tile	80%	0-2	\$72,600	2027	\$725,900	3	\$30,700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Ceramic Tile	5%			2036	**	5	\$2,500	
Gypsum Board	15%			LIFE	**	5	\$4,400	
Plaster	80%	Now	\$32,900	LIFE	**	5	\$11,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Ceilings								
AcousTileSusp.Lay-In	10%			2040	**	5	\$10,200	
AcousTileSusp.Lay-In	5%			2032	**	5	\$5,100	
Exposed Concrete	10%	Now	\$68,700	LIFE	**	5	\$1,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Boiler Room</i>								
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Boiler Room</i>								
Exposed Struc: Steel	5%	Now	\$449,500	LIFE	**			
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Space Below Ramp At West Side</i>								
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Space Below Ramp At West Side</i>								
Plaster	70%			LIFE	**	5	\$44,800	

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

Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPT. OF HOMELESS SERVICES - 071
THIRD STREET SHELTER
Asset # : 1956

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2027	\$21,700	5	\$300	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Electrical Room</i>						
		<i>Explanation : One 1600 Ampere Main Disconnect Switch</i>						
Switchgear / Switchboard								
Fused Disc Sw	100%			2027	\$127,400	5	\$300	
Raceway								
Conduit	100%			2027	\$103,200	1		
Panelboards								
Fused Disc Sw	10%			2026	\$7,000	5	\$200	
Molded Case Bkrs	90%			2026	\$63,100	5	\$1,600	
Wiring								
Braided Cloth	20%	2-4	\$32,100	2052	**	1		
		<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
Thermoplastic	80%			2027	\$128,200	1		
Motor Controllers								
Locally Mounted	100%			2025	\$72,800	5	\$500	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,000	
Stand-by Power								
Transfer Switches								
Automatic	100%			2025	\$11,700	1	\$21,200	
Generators								
Diesel	100%			2023	\$92,000	1	\$26,600	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Generator Room - Sub-basement</i>						
		<i>Explanation : One 200 Kilowatt</i>						
Batteries								
Lead/Acid	100%			2021	\$1,600	5	\$2,500	
Fuel Storage								
Day Tank	50%			2026	\$2,600	5	\$6,400	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Sub-basement</i>						
		<i>Explanation : One 50 Gallon Tank</i>						
Main Tank	50%			2030	\$4,300	5	\$1,000	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Sub-basement</i>						
		<i>Explanation : 275 GallonsTank</i>						
Lighting								

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DEPT. OF HOMELESS SERVICES - 071
THIRD STREET SHELTER
Asset # : 1956

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Interior Lighting Fluorescent	88%			2032	**	10	\$55,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	2%			2032	**	10	\$1,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Compact Fluorescent Lamps</i>								
Fluorescent	10%			2022	\$117,800	10	\$6,300	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Egress Lighting								
Emergency, Service	10%			2022	\$3,500	1		
Emergency, Service	50%			2032	**	1		
Exit, Service	30%			2022	\$7,200	1		
Exit, Service	10%			2032	**	1		
Exterior Lighting								
HID	100%			2022	\$270,700	10	\$200	
Alarm								
Security System								
No Component	80%							
Generic	20%			2032	**	1	\$5,100	
Fire/Smoke Detection								
No Component	80%							
Generic, Digital	20%			2032	**	1-3	\$8,500	
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Fuel Oil No 2	100%			2037	**	5	\$21,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Oil Tanks, 10,000 Gallons Each</i>								
Conversion Equipment								
Steam Boiler	100%			2047	**	1	\$68,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Sub-basement</i>								
<i>Explanation : 3 Units</i>								
Distribution								
Central Plant Steam Piping/Pmp	100%	Now	\$113,600	2037	**	4	\$3,400	
<i>Corroded, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Basement</i>								

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DEPT. OF HOMELESS SERVICES - 071
THIRD STREET SHELTER
Asset # : 1956

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Terminal Devices								
Convactor/Radiator	100%			2025	\$359,400	1	\$22,200	
Air Conditioning								
Energy Source								
Electricity	100%			2035	**	1		
Conversion Equipment								
Int Pkg Unit - Heating/Cooling	15%			2025	\$214,100	2	\$600	
		<i>R-22 Refrigerant, Extent : Light, Area Affected : 15%</i>						
		<i>Location : 1st,2nd And 4th Floor</i>						
Window/Wall Unit	5%			2022	\$7,000	1		
No Component	80%							
Ventilation								
Distribution								
Ductwork/Diffusers	10%			LIFE	**	2-5	\$3,800	
No Component	90%							
Exhaust Fans								
Roof	10%			2022	\$11,100	2	\$200	
Wall Unit	15%			2027	\$3,600	2	\$300	
No Component	75%							
Plumbing								
H/C Water Piping								
Brass/Copper	50%			2027	\$250,200	1		
Galvanized Steel	50%	Now	\$7,400	2025	\$147,300	1		
		<i>Corroded, Extent : Severe, Area Affected : 20%</i>						
		<i>Location : Sub-basement And Water Main</i>						
HW Heat Exchanger								
Steam Fired	100%			2027	\$106,900	4	\$6,800	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2037	**	4	\$2,200	
Backflow Preventer								
Generic	100%			2035	**	1	\$4,200	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	**			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : 1 Unit From Sub-basement To 6th Floor, 1 Unit From Basement To 6th Floor, 1 Unit From Sub-basement To 1st Floor</i>						
		<i>Explanation : 3 Units</i>						
Fire Suppression								

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DEPT. OF HOMELESS SERVICES - 071
THIRD STREET SHELTER
Asset # : 1956

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Fire Suppression	Standpipe							
	Generic	100%			2027	\$279,700	1-5	\$35,900
	Sprinkler							
	Generic	100%	Now	\$32,900	2027	\$657,300	1-2	\$16,700
			<i>Corroded, Extent : Severe, Area Affected : 20%</i>					
			<i>Location : Basement</i>					
	Fire Pump							
	Generic	100%	Now	\$2,200	2023	\$43,200	1	\$11,600
			<i>Corroded, Extent : Severe, Area Affected : 10%</i>					
			<i>Location : Basement</i>					
	Chemical System							
	Generic	100%			2025	\$27,200	1-3	\$3,700

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Print Date : 13-Sep-2019

DEPT. OF HOMELESS SERVICES - FY 2020

Asset Name : UNIVERSITY AVE. FAMILY RESIDENCE
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 : 01-Feb-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,2,3,4,5
Block : 2527 **Lot** : 14 **BIN** : 2003496

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$644,000	\$605,600
Interior Architecture	\$694,400	\$186,200
Electrical		\$1,363,600
Mechanical	\$291,800	\$1,081,400
Total	\$1,630,100	\$3,236,900
Importance Code A	\$644,000	\$605,600
Importance Code B	\$742,100	\$2,556,900
Importance Code C	\$244,000	\$74,400
Total	\$1,630,100	\$3,236,900

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$60,700			
Interior Architecture	\$69,000		\$1,000	\$13,600
Electrical	\$3,100	\$1,800	\$2,700	\$2,200
Mechanical	\$82,000	\$8,500	\$12,500	\$7,300
Site Pavements	\$1,500			
Total	\$216,300	\$10,400	\$16,100	\$23,100
Importance Code A	\$63,900	\$3,200	\$3,200	\$3,200
Importance Code B	\$147,500	\$7,100	\$12,900	\$9,900
Importance Code C	\$5,000			\$9,900
Total	\$216,300	\$10,400	\$16,100	\$23,100



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

DEPT. OF HOMELESS SERVICES - 071
UNIVERSITY AVE. FAMILY RESIDENCE
Asset # : 4449

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	5%	4+	\$5,500	LIFE	**	5	\$3,500	
<i>Vertical Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Front Facade</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Bulkheads A And B</i>								
Metal Panel	2%	Now	\$1,000	2050	**	5	\$2,600	
<i>Deformed/Dented, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Pre-Cast Concrete	3%	Now	\$7,200	LIFE	**	5	\$6,800	
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Stucco Cement	90%	Now	\$376,900	2035	**	5	\$78,000	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	95%	4+	\$129,700	2046	**	5	\$14,800	
<i>Air Infiltration, Extent : Moderate, Area Affected : 90%</i>								
<i>Location : Throughout</i>								
<i>Ctrwt/Balnc Not Funct, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
Metal Clad	5%	4+	\$84,700	2055	**	5	\$4,900	
<i>Bent/Warped Elements, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Stairs</i>								
<i>Deteriorated Finish, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Stairs</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Stairs</i>								
Parapets								
Pre-Cast Concrete	5%	Now	\$1,100	LIFE	**	5	\$1,900	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Coping</i>								
<i>Open Joints, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Coping</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Parapet Wall Coping Stones</i>								
<i>Explanation : Covered With Metal Pan Coping</i>								
Stucco Cement	95%	Now	\$30,800	2035	**	5	\$7,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout Sub-basement</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout, Gas Meter Room, Compactor Room</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Parapet Wall</i>								
<i>Explanation : Covered With Metal Panels</i>								

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DEPT. OF HOMELESS SERVICES - 071
UNIVERSITY AVE. FAMILY RESIDENCE
Asset # : 4449

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Modified Bitumen	95%	Now	\$52,800	2030	\$527,600			1
<i>Water Penetration, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Building C, Bulkhead, Building B</i>								
Skylight, Metal/Glass	5%	Now	\$15,100	2040	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Stairs A And C</i>								
<i>Other Observation, Extent : Light, Area Affected : 5%</i>								
<i>Location : Roof Of Building C</i>								
<i>Explanation : Some Skylights Not Installed</i>								
Interior								
Floors								
Carpet	2%			2029	\$25,900	3	\$2,900	
Cast in Place Concrete	5%	Now	\$5,300	LIFE	**	5	\$10,600	
<i>Water Penetration, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Sub-basement Floor</i>								
<i>Other Observation, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Sub-basement</i>								
<i>Explanation : Ground Water</i>								
Ceramic Tile	10%	Now	\$9,800	2039	**	5	\$4,900	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Staff Restroom On First Floor</i>								
Quarry Tile	3%			2035	**	5	\$4,400	
Vinyl Tile	30%	Now	\$12,900	2035	**	3	\$10,900	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Throughout 1st Floor</i>								
Wood	50%	0-2	\$334,300	2045	**	5	\$45,600	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Ceramic Tile	2%	Now	\$142,700	2045	**	5	\$2,500	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Basement Corridor</i>								
<i>Loose/Delam Surface, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Basement</i>								
Ceramic Tile	8%			2039	**	5	\$19,800	
Concrete Masonry Unit	5%			LIFE	**	5	\$9,900	
Gypsum Board	50%	Now	\$53,600	LIFE	**	5	\$74,400	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Plaster	35%			LIFE	**	5-10	\$73,800	

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DEPT. OF HOMELESS SERVICES - 071
UNIVERSITY AVE. FAMILY RESIDENCE
Asset # : 4449

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTileSusp.Lay-In	15%			2035	**	5	\$14,500	
Exposed Concrete	5%			LIFE	**	5-10	\$6,000	
Exposed Struc: Steel	5%			LIFE	**	10	\$9,600	
Gypsum Board	55%			LIFE	**	5-10	\$182,200	
Plaster	20%			LIFE	**	5-10	\$33,100	
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2065	**			
Retaining Walls								
Cast in Place Concrete	100%			2065	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	\$1,500	2043	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : University Ave At Front Entry</i>								
On-Site Walkways								
Cast in Place Concrete	95%			2043	**			
Pavers/Stone	5%			2039	**			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2040	**	5	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room Basement</i>								
<i>Explanation : One 1,200 Ampere And One 800 Ampere Main Disconnect Switch</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2040	**	5	\$300	
Raceway								
Conduit	100%			2040	**	1		
Panelboards								
Fused Disc Sw	5%			2038	**	5	\$100	
Molded Case Bkrs	95%			2038	**	5	\$1,600	
Wiring								
Thermoplastic	100%			2040	**	1		
Motor Controllers								
Locally Mounted	100%			2035	**	5	\$400	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,900	
Lighting								

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DEPT. OF HOMELESS SERVICES - 071
UNIVERSITY AVE. FAMILY RESIDENCE
Asset # : 4449

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Interior Lighting								
Fluorescent	65%			2030	\$724,000	10	\$38,800	
		<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Apartment Units</i>						
Fluorescent	15%			2030	\$167,100	10	\$8,900	
		<i>T-9 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Apartment Units</i>						
Fluorescent	10%			2030	\$111,400	10	\$6,000	
		<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Offices, Electrical And Mechanical Room</i>						
LED	10%			2038	**			
Egress Lighting								
Emergency, Battery	50%			2030	\$45,700	10	\$7,800	
Exit, Service	30%			2030	\$6,800	1		
Exit, Service	20%			2038	**	1		
Exterior Lighting								
HID	20%			2030	\$51,200	10		
HID	10%			2038	**	10		
No Component	70%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2035	**	1	\$7,300	
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%			2030	\$210,500	1-3	\$12,400	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2040	**	1		
Conversion Equipment								
Hot Water Boiler	100%			2047	**	1	\$32,100	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Sub-cellar</i>						
		<i>Explanation : 1 Unit</i>						
Distribution								
Hot Wtr Piping/Pump	100%	0-2	\$29,700	2029	\$98,900	4	\$3,200	
		<i>Corroded, Extent : Moderate, Area Affected : 40%</i>						
		<i>Location : Sub-cellar And Cellar</i>						

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DEPT. OF HOMELESS SERVICES - 071
UNIVERSITY AVE. FAMILY RESIDENCE
Asset # : 4449

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Terminal Devices								
Convactor/Radiator	100%	0-2	\$101,900	2028	\$339,800	1	\$18,900	
<i>Damaged, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Sub-cellar, Cellar And Various Floors</i>								
<i>Not in Service, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various Locations</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2038	**	1		
Conversion Equipment								
Interior Pkg Unit - Cooling	20%	0-2	\$189,800	2028	\$474,600	2	\$600	
<i>Not in Service, Extent : Moderate, Area Affected : 70%</i>								
<i>Location : Sub-cellar And Cellar</i>								
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Sub-cellar And Cellar</i>								
Window/Wall Unit	5%			2025	\$6,600	1		
No Component	75%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$57,400	
Exhaust Fans								
Interior	20%			2030	\$45,200	2	\$400	
Roof	80%	0-2	\$16,900	2030	\$84,300	2	\$1,300	
<i>Not in Service, Extent : Moderate, Area Affected : 70%</i>								
<i>Location : Roof</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2040	**	1		
Water Heater								
Gas Fired	100%			2028	\$38,700	2	\$900	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%	0-2	\$6,600	LIFE	**	1		
<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Rooms 5-a, 5-f</i>								
Sump Pump(s)								
Submersible	100%			2021	\$2,200	4	\$2,100	
Backflow Preventer								
Generic	100%			2030	\$16,100	1	\$4,000	
Fixtures								
Generic	100%							
<i>Obsolete Fixtures, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Various Floors</i>								
Fire Suppression								

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

Estimates are rounded to the nearest hundred dollars.

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

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

DEPT. OF HOMELESS SERVICES - 071
UNIVERSITY AVE. FAMILY RESIDENCE
Asset # : 4449

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Fire Suppression	Standpipe							
	Generic	100%			2040	* *	1-5	\$32,800
	Sprinkler							
	No Component	95%						
	Generic	5%			2040	* *	1-2	\$900
	Chemical System							
	No Component	99%						
	Generic	1%			2025	\$300	1-3	

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

Print Date : 13-Sep-2019

DEPT. OF HOMELESS SERVICES - FY 2020

Asset Name : URBAN FAMILY CENTER
Address : 130 BARUCH PLACE @ E. HOUSTON ST
Borough : MANHATTAN **Agency's Number** : FM07
Program / Asset # : DHS0073.000 / 4445 **Yr Built/Renovated** : 1941 / 2015
Area Sq Ft : 91,283 **Project Type** : HOMELESS SERVICES
Date of Survey : 20-Nov-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3
Block : 325 **Lot** : 1 **BIN** : 1077594

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$1,864,200	\$403,400
Interior Architecture	\$630,900	\$1,158,400
Electrical	\$165,900	\$2,169,400
Mechanical	\$1,723,400	\$66,700
Total	\$4,384,400	\$3,798,000
Importance Code A	\$2,191,200	\$403,400
Importance Code B	\$1,913,700	\$3,319,200
Importance Code C	\$279,500	\$75,400
Total	\$4,384,400	\$3,798,000

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$3,000			
Interior Architecture	\$37,700		\$6,400	\$14,500
Electrical	\$32,600		\$400	\$1,000
Mechanical	\$10,600	\$13,600	\$14,500	\$13,600
Site Pavements	\$38,500			
Total	\$122,300	\$13,600	\$21,300	\$29,100
Importance Code A	\$3,000	\$9,000	\$9,000	\$9,000
Importance Code B	\$68,200	\$4,600	\$12,200	\$20,100
Importance Code C	\$51,200			
Total	\$122,300	\$13,600	\$21,300	\$29,100



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

DEPT. OF HOMELESS SERVICES - 071
URBAN FAMILY CENTER
Asset # : 4445

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	10%	Now	\$178,100	LIFE	**	5	\$75,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Cast Stone/Terra Cotta	5%	Now	\$335,200	LIFE	**	5	\$59,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	80%	Now	\$762,100	LIFE	**	5	\$121,100	1
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<i>Loose Units, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Stucco Cement	5%			2035	**	5	\$18,900	
Windows								
Aluminum	95%	Now	\$473,400	2046	**	5	\$9,000	
<i>Air Infiltration, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Metal Louvers	5%	0-2	\$3,000	2039	**			
<i>Corrosion/Rusting, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Parapets								
Metal: Cage/Fence	100%			2035	**	5-10	\$86,800	
Roof								
Modified Bitumen	97%			2038	**	10	\$60,600	
Skylight, Metal/Glass	3%	Now	\$115,400	2040	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Bulkheads, Throughout</i>								
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Bulkheads, Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Bulkheads, Throughout</i>								

Interior

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DEPT. OF HOMELESS SERVICES - 071
URBAN FAMILY CENTER
Asset # : 4445

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	5%	4+	\$1,500	LIFE	**	5	\$14,900	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Basement Mechanical Room</i>								
Ceramic Tile	10%	Now	\$55,100	2039	**	5	\$6,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Bathrooms In Apartments</i>								
Vinyl Tile	85%	0-2	\$51,400	2030	\$1,027,100	3	\$43,500	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Basement And 1st Floor Offices, Apartments Throughout</i>								
<i>Worn/Eroded, Extent : Light, Area Affected : 75%</i>								
<i>Location : Basement And 1st Floor Offices, Apartments Throughout</i>								
Interior Walls								
Cast in Place Concrete	10%			LIFE	**	10	\$89,700	
Ceramic Tile	5%	Now	\$51,600	2039	**	5	\$9,000	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Apartments Bathrooms Throughout</i>								
Concrete Masonry Unit	5%			LIFE	**	5	\$14,400	
Gypsum Board	10%	Now	\$15,500	LIFE	**	5	\$21,500	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Apartments Throughout</i>								
Plaster	70%			LIFE	**	5-10	\$213,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Staircases Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Staircases Throughout</i>								
Ceilings								
AcousTileSusp.Lay-In	10%			2043	**	5	\$12,800	
Gypsum Board	20%	0-2	\$13,500	LIFE	**	5	\$32,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Plaster	70%	Now	\$244,900	LIFE	**	5	\$55,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Bulkheads</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Bulkheads</i>								
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2065	**			
<i>Deteriorated Finish, Extent : Light, Area Affected : 50%</i>								
<i>Location : Throughout Main Entrance</i>								
Retaining Walls								
Cast in Place Concrete	100%			2065	**			
Site Pavements								

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DEPT. OF HOMELESS SERVICES - 071
URBAN FAMILY CENTER
Asset # : 4445

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

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%	Now	\$10,000	2043	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : West Side Of Building</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : West Side Of Building</i>								
<i>Tripping Hazard, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : West Side Of Building</i>								

On-Site Walkways

Cast in Place Concrete	100%	0-2	\$28,500	2043	**			
<i>Sinking/Subsiding, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Rear Alley</i>								

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

Under 600 Volts

Service Equipment

Fused Disc Sw	100%	0-2	\$38,600	2060	**	5	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two 800 Ampere Main Disconnect Switches. Enclosure Shows Signs Of Rust.</i>								

Switchgear / Switchboard

Fused Disc Sw	100%	0-2	\$127,400	2060	**	5	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Equipment Shows Signs Of Rust.</i>								

Raceway

Conduit	15%			2030	\$15,500	1		
Conduit	85%			2030	\$87,800	1		

Panelboards

Fused Disc Sw	5%			2029	\$4,700	5	\$100	
Fused Disc Sw	10%			2029	\$9,300	5	\$200	
Molded Case Bkrs	15%			2038	**	5	\$400	
Molded Case Bkrs	70%			2029	\$65,400	5	\$1,700	

Wiring

Braided Cloth	10%	0-2	\$16,000	2055	**	1		
<i>Insulation Aged, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Thermoplastic	40%			2040	**	1		
Thermoplastic	50%			2030	\$80,100	1		

Motor Controllers

Locally Mounted	30%			2035	**	5	\$200	
Locally Mounted	70%			2028	\$136,500	5	\$400	

Ground

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DEPT. OF HOMELESS SERVICES - 071
URBAN FAMILY CENTER
Asset # : 4445

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ground								
Grounding Devices Generic	100%	2-4	\$9,900	LIFE	**	5	\$1,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Corroded</i>								
Lighting								
Interior Lighting Fluorescent	100%			2030	\$1,564,300	10	\$83,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Using T8 Lamps</i>								
Egress Lighting								
Emergency, Battery	30%			2025	\$38,500	10	\$6,600	
Emergency, Battery	20%			2030	\$25,700	10	\$4,400	
Exit, Service	40%			2025	\$12,700	1		
Exit, Service	10%			2035	**	1		
Exterior Lighting								
HID	20%			2030	\$71,900	10	\$100	
No Component	80%							
Alarm								
Fire/Smoke Detection								
No Component	85%							
Under Construction	15%							
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source Interruptible Gas/Dual Fuel	100%	4+	\$48,900	2050	**	1		
<i>Not in Service, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement Vault, Fuel Tank And Fuel Delivery System Were Damaged During Hurricane Sandy, The Facility Presently Operates On Temporary Fuel Source</i>								
Conversion Equipment Steam Boiler	100%	Now	\$288,400	2035	**	1	\$81,400	
<i>Damaged, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Equipment Damaged During Hurricane Sandy, The Facility Presently Operates On A Temporary Heating System.</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Units</i>								
Distribution Central Plant Steam Piping/Pmp	100%	4+	\$754,200	2050	**	4	\$4,500	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								

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DEPT. OF HOMELESS SERVICES - 071
URBAN FAMILY CENTER
Asset # : 4445

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Terminal Devices								
Convactor/Radiator	95%	4+	\$226,600	2043	**	1	\$25,200	
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Fan Coil Unit/Heat	5%			2025	\$66,700	1	\$1,500	
Air Conditioning								
Energy Source								
Electricity	100%			2046	**	1		
Conversion Equipment								
Window/Wall Unit	10%			2028	\$18,600	1		
No Component	90%							
Ventilation								
Distribution								
Ductwork/Diffusers	20%			LIFE	**	2-5	\$16,100	
No Component	80%							
Exhaust Fans								
Roof	10%			2030	\$14,800	2	\$300	
No Component	90%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2040	**	1		
HW Heat Exchanger								
Steam Fired	100%	4+	\$71,000	2050	**	4	\$9,000	
<i>Not in Service, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement, Equipment Was Damaged During Hurricane Sandy</i>								
Sanitary Piping								
Cast Iron	90%	Now	\$176,100	LIFE	**	1		
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Main Sewer Cracked</i>								
Cast Iron	10%	0-2	\$65,200	LIFE	**	1		
<i>Damaged, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout Residence Bathrooms, Defective Bath Tube Triple Lever Valves</i>								
Storm Drain Piping								
Cast Iron	100%	4+	\$92,900	LIFE	**	1		
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Sump Pump(s)								
Non-Submersible	20%	0-2	\$2,700	2040	**	4	\$400	
<i>Malfunctioning, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Basement, 4 Of 8 Defective Pumps</i>								
Non-Submersible	80%			2025	\$10,900	4	\$2,300	
Backflow Preventer								
Generic	100%			2030	\$22,700	1	\$5,600	
Fixtures								
Generic	100%							

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DEPT. OF HOMELESS SERVICES - 071
URBAN FAMILY CENTER
Asset # : 4445

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Fire Suppression	Sprinkler							
	No Component	70%						
	Generic	30%			2040	**	1-2	\$7,700

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Print Date : 13-Sep-2019

DEPT. OF HOMELESS SERVICES - FY 2020

Asset Name : WAYSIDE MACDONOUGH RESIDENCE (2 BUILDINGS)
Address : 771-775 MACDONOUGH 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 : 06-Jun-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,4
Block : 1498 **Lot** : 53 **BIN** : 3040227

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture		\$84,900
Interior Architecture	\$107,300	\$35,400
Electrical	\$145,800	\$166,300
Mechanical		\$72,900
Total	\$253,100	\$359,600
Importance Code A		\$84,900
Importance Code B	\$207,600	\$274,700
Importance Code C	\$45,500	
Total	\$253,100	\$359,600

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$54,900		\$800	
Interior Architecture	\$13,600		\$15,300	\$17,000
Electrical	\$2,900	\$900	\$1,500	\$1,200
Mechanical	\$33,000	\$4,800	\$5,800	\$3,700
Site Enclosure	\$200			
Total	\$104,700	\$5,700	\$23,500	\$21,900
Importance Code A	\$57,200	\$2,200	\$3,100	\$2,200
Importance Code B	\$39,300	\$3,500	\$20,400	\$9,300
Importance Code C	\$8,200			\$10,300
Total	\$104,700	\$5,700	\$23,500	\$21,900



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 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPT. OF HOMELESS SERVICES - 071
WAYSIDE MACDONOUGH RESIDENCE (2 BUILDINGS)

Asset # : 4458

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	5%			LIFE	**	5	\$1,800	
Masonry: Brick	85%			LIFE	**	5	\$30,400	
Metal Panel	5%			2050	**	5-10	\$6,200	
Pre-Cast Concrete	5%			LIFE	**	5	\$5,800	
Windows								
Aluminum	95%			2046	**	5	\$5,100	
Metal Clad	5%			2038	**	5	\$1,700	
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	**	5-10	\$7,200	
Masonry: Brick	80%			LIFE	**	5-10	\$27,700	
Metal Panel	10%			2050	**	5	\$2,000	
Metal Rail	5%	Now	\$700	2035	**	5	\$1,800	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Roof								
Modified Bitumen	49%			2030	\$84,900	10	\$6,000	
Modified Bitumen	49%			2038	**	10	\$6,000	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
Skylight, Metal/Glass	2%	Now	\$3,800	2040	**			
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Bulkhead</i>								
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Bulkhead</i>								
Interior								
Floors								
Carpet	5%			2029	\$22,100	3	\$2,500	
Ceramic Tile	40%			2039	**	5	\$13,300	
Vinyl Tile	10%			2035	**	3	\$1,200	
Wood	45%			2058	**	5	\$28,100	
Interior Walls								
Ceramic Tile	25%			2039	**	5	\$20,700	
Concrete Masonry Unit	20%			LIFE	**	5	\$13,200	
Gypsum Board	50%			LIFE	**	5-10	\$70,300	
Masonry: Brick	1%			LIFE	**	10	\$200	
Masonry: Fieldstone	4%			LIFE	**	10	\$1,300	
Ceilings								
Gypsum Board	85%			LIFE	**	5-10	\$97,200	
Plaster	15%			LIFE	**	5-10	\$8,600	
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2065	**			

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

Estimates are rounded to the nearest hundred dollars.

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

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

Asset # : 4458

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

Site Enclosure

Retaining Walls

Cast in Place Concrete	50%			2065	**			
Masonry: Brick	50%	0-2	\$200	2040	**			
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Main Entry Ramp</i>								

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%			2035	**			
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On-Site Walkways

Cast in Place Concrete	50%			2035	**			
Pavers/Stone	50%			2039	**			

Activity Yard

Rubber Matting	100%			2035	**			
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Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2040	**	5	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 400 Ampere And Two 200 Amperes Main Disconnect Switches.</i>								

Switchgear / Switchboard

Fused Disc Sw	100%			2040	**	5	\$200	
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Raceway

Conduit	95%			2040	**	1		
Conduit	5%			2050	**	1		

Panelboards

Fused Disc Sw	5%			2038	**	5	\$100	
Molded Case Bkrs	95%			2038	**	5	\$1,100	

Wiring

Thermoplastic	95%			2040	**	1		
Thermoplastic	5%			2050	**	1		

Ground

Grounding Devices

Generic	100%			LIFE	**	5	\$1,300	
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Lighting

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

Asset # : 4458

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Interior Lighting Fluorescent	95%			2038	**	10	\$39,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout Building</i>								
<i>Explanation : T-8 Lamp Type Fixtures Installed In 2017.</i>								
Fluorescent	5%			2025	\$38,600	10	\$2,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : T-12 Lamp Type Fixtures In The Basement Area.</i>								
Egress Lighting								
Emergency, Battery	50%			2030	\$31,600	10	\$5,400	
Exit, Service	50%			2030	\$7,800	1		
Exterior Lighting								
HID	50%			2030	\$88,600	10	\$100	
No Component	50%							
Alarm								
Security System								
No Component	90%							
Generic	10%			2038	**	1	\$1,700	
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%	Now	\$145,800	2040	**	1-3	\$7,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout Building</i>								
<i>Explanation : The Fire Alarm System Is Not Operational.</i>								
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2050	**	1		
Conversion Equipment								
Hot Water Boiler	100%			2035	**	1	\$22,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 3 Gas Fired Modular Hot Water Boilers, Hydrotherm 720,000 B T U / H R</i>								
Distribution								
Hot Wtr Piping/Pump	100%			2038	**	4	\$3,300	
Terminal Devices								
Convactor/Radiator	100%			2035	**	1	\$14,500	
Air Conditioning								
Energy Source								
Electricity	100%			2046	**	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.*

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

Asset # : 4458

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning								
Conversion Equipment								
	Window/Wall Unit	25%			2025	\$22,900	1	
	No Component	75%						
Ventilation								
Distribution								
	Ductwork/Diffusers	50%			LIFE	**	2-5	\$19,900
	No Component	50%						
Exhaust Fans								
	Roof	100%	Now	\$21,900	2030	\$72,900	2	\$1,100
<i>Malfunctioning, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Roof</i>								
Plumbing								
H/C Water Piping								
	Brass/Copper	100%			2040	**	1	
Water Heater								
	Gas Fired	100%			2029	\$26,800	2	\$700
<i>Recent Installation, Extent : Light, Area Affected : 50%</i>								
<i>Location : Basement, One Newly Installed Unit</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Two 71 Gallon Tanks, Two 120 Gallon Tanks</i>								
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
Fixtures								
	Generic	100%						
Fire Suppression								
Sprinkler								
	No Component	99%						
	Generic	1%			2050	**	1-2	\$100
<i>Other Observation, Extent : Light, Area Affected : 1%</i>								
<i>Location : Laundry Room</i>								
<i>Explanation : One Sprinkler Head Observed In Laundry Room</i>								

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

Print Date : 13-Sep-2019

DEPT. OF HOMELESS SERVICES - FY 2020

Asset Name : WEBSTER AVENUE SRO
Address : 1075 WEBSTER AVENUE @E. 166 STREET
Borough : BRONX **Agency's Number** : SR01
Program / Asset # : DHS0079.000 / 4451 **Yr Built/Renovated** : 1991 /
Area Sq Ft : 57,913 **Project Type** : HOMELESS SERVICES
Date of Survey : 15-Feb-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,6,9
Block : 2425 **Lot** : 20 **BIN** : 2102353

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$861,900	\$196,200
Interior Architecture	\$223,200	\$82,800
Electrical		\$1,516,000
Mechanical	\$255,000	\$35,400
Total	\$1,340,000	\$1,830,300
Importance Code A	\$949,000	\$196,200
Importance Code B	\$391,000	\$1,634,100
Total	\$1,340,000	\$1,830,300

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$71,400		\$3,800	
Interior Architecture	\$58,500		\$13,200	\$4,900
Electrical	\$10,100	\$5,600	\$8,000	\$6,000
Mechanical	\$100,400	\$11,000	\$8,100	\$9,000
Site Enclosure	\$700			
Elevators/Escalators	\$17,800	\$17,800	\$17,800	\$17,800
Total	\$258,800	\$34,400	\$50,800	\$37,600
Importance Code A	\$85,900	\$3,100	\$5,800	\$3,100
Importance Code B	\$143,500	\$31,300	\$45,000	\$32,900
Importance Code C	\$29,500			\$1,600
Total	\$258,800	\$34,400	\$50,800	\$37,600



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

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

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

DEPT. OF HOMELESS SERVICES - 071
WEBSTER AVENUE SRO
Asset # : 4451

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	**	5	\$55,200	
Masonry: Brick Cavity	95%			LIFE	**	5	\$209,700	
Windows								
Aluminum	100%	4+	\$757,000	2046	**	5	\$14,400	
<i>Air Infiltration, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
<i>Ctrwt/Balnc Not Funct, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Parapets								
Masonry: Brick Cavity	75%			LIFE	**	5-10	\$23,100	
Metal Panel	5%			2050	**	5	\$900	
Metal: Cage/Fence	20%	Now	\$3,700	2035	**	5	\$2,900	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Roof								
IRMA/Protected Membrane	80%	Now	\$18,300	2030			\$91,300	
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Main Roof</i>								
Metal Panel	15%			2043	**	10	\$3,800	
Skylight, Metal/Glass	5%	4+	\$2,100	2050	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Skylight</i>								
Interior								
Floors								
Carpet	15%			2029		3	\$19,900	
Cast in Place Concrete	10%			LIFE	**	5	\$38,600	
Ceramic Tile	5%			2039	**	5	\$4,400	
Vinyl Tile	60%			2035	**	3	\$19,900	
Vinyl Tile	10%	Now	\$78,300	2040	**	3	\$3,300	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Pavilion</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Pavilion, Lounge</i>								
Interior Walls								
Ceramic Tile	5%			2039	**	5	\$3,300	
Glass: Single Pane	10%			LIFE	**	5	\$9,800	
Gypsum Board	85%	4+	\$23,900	LIFE	**	5	\$33,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Bathrooms And Offices</i>								

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

DEPT. OF HOMELESS SERVICES - 071
WEBSTER AVENUE SRO
Asset # : 4451

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTileSusp.Lay-In	20%	4+	\$3,000	2043	**	5	\$8,800	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Laundry Room</i>								
Exposed Concrete	5%	Now	\$7,400	LIFE	**	5	\$700	
<i>Exposed Reinforcement, Extent : Severe, Area Affected : 2%</i>								
<i>Location : Electric Room</i>								
Gypsum Board	75%			LIFE	**	5-10	\$227,700	
Site Enclosure								
Fence/Gates								
Iron Picket	100%	4+	\$700	2065	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Webster Avenue</i>								
Retaining Walls								
Cast in Place Concrete	100%			2065	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2043	**			
On-Site Walkways								
Cast in Place Concrete	100%			2043	**			
Parking/Driveway								
Cast in Place Concrete	100%			2043	**			
Activity Yard								
Cast in Place Concrete	100%			2043	**			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2040	**	5	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room Basement</i>								
<i>Explanation : One 3,000 Ampere Main Disconnect Switch</i>								
Switchgear / Switchboard								
Fused Disc Sw	90%			2040	**	5	\$200	
Molded Case Bkrs	10%			2040	**	5	\$200	
Raceway								
Conduit	100%			2040	**	1		
Panelboards								
Fused Disc Sw	5%			2038	**	5	\$100	
Molded Case Bkrs	95%			2038	**	5	\$1,400	
Wiring								
Thermoplastic	100%			2040	**	1		
Motor Controllers								
Locally Mounted	100%			2035	**	5	\$400	

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DEPT. OF HOMELESS SERVICES - 071
WEBSTER AVENUE SRO
Asset # : 4451

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ground								
Grounding Devices Generic	100%			LIFE	**	5	\$1,700	
Stand-by Power								
Transfer Switches Automatic	100%			2035	**	1	\$17,800	
Generators Diesel	100%			2033	**	1	\$22,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : One 230 Kilowatt Generator Not Since Three Years Ago</i>								
Batteries Lead/Acid	100%			2023	\$1,600	5	\$2,100	
Fuel Storage Day Tank	50%	Now	\$2,200	2055	**	5	\$2,700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Tank Is Leaking Due To Damage</i>								
Main Tank	50%			2045	**	5	\$900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One 1,000 Gallon Rating Capacity</i>								
Lighting								
Interior Lighting Fluorescent	40%			2030	\$397,000	10	\$21,200	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Offices Throughout The Building, Basement And Hallway</i>								
Fluorescent	60%			2030	\$595,500	10	\$31,900	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout Tenants Room And Lobby</i>								
Egress Lighting								
Emergency, Service	50%			2030	\$14,800	1		
Exit, Service	50%			2030	\$10,100	1		
Exterior Lighting								
HID	100%			2030	\$228,000	10	\$200	
Lightning Protection								
Arresters/Cabling Generic	100%			2045	**	5	\$1,700	
Alarm								
Security System No Component	70%							
Generic	30%			2030	\$54,800	1	\$6,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways And Outside</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPT. OF HOMELESS SERVICES - 071
WEBSTER AVENUE SRO
Asset # : 4451

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

Alarm

Fire/Smoke Detection

No Component

70%

Generic, Digital

30%

2030

\$187,600

1-3

\$11,000

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

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

Heating

Energy Source

Electricity

15%

2040

* *

1

Natural Gas

5%

2040

* *

1

Interruptible Gas/Dual

80%

2040

* *

1

Fuel

Conversion Equipment

Furnace

10%

0-2

\$13,300

2040

* *

1

\$2,600

*Not Energy Efficient, Extent : Moderate, Area Affected : 50%**Location : No. 1 Unit**Unit Inoperable, Extent : Moderate, Area Affected : 50%**Location : No. 2 Unit**Other Observation, Extent : Light, Area Affected : 100%**Location : Pavilion Roof**Explanation : 2 Small Old Rooftop Units*

Heat Pump Air Sourced

30%

2028

2

\$5,400

Hot Water Boiler

40%

2043

* *

1

\$11,500

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

Hot Water Boiler

20%

0-2

\$87,200

2050

* *

1

\$5,200

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

Distribution

Hot Wtr Piping/Pump

15%

0-2

\$5,300

2038

* *

4

\$400

*Broken, Extent : Moderate, Area Affected : 10%**Location : 1st Floor Custodian Office And 6th Floor Case Manager Office.**Malfunctioning, Extent : Moderate, Area Affected : 40%**Location : 1st Floor Pavilion And Whole 9th Floor*

Hot Wtr Piping/Pump

65%

2038

* *

4

\$2,800

No Component

20%

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DEPT. OF HOMELESS SERVICES - 071
WEBSTER AVENUE SRO
Asset # : 4451

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Terminal Devices								
Convactor/Radiator	75%			2035	**	1	\$14,000	
Convactor/Radiator	5%	0-2	\$1,500	2035	**	1	\$800	
<i>Not in Service, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : 1st Floor Pavilion</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : 1st Floor Pavilion</i>								
<i>Explanation : There Is No Sufficient Heat In Pavilion</i>								
No Component	20%							
Air Conditioning								
Energy Source								
Electricity	100%			2038	**	1		
Conversion Equipment								
Heat Pump Air Sourced	30%	0-2	\$50,400	2024	\$167,800	2	\$900	
<i>Not in Service, Extent : Moderate, Area Affected : 85%</i>								
<i>Location : Various Locations</i>								
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : 52 Small Units, Various Locations</i>								
Ext Pkg Unit - Heating/Cooling	5%			2025	\$35,400	2	\$200	
<i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 2 Units Refer To Heating Conversion Equipment, Pavilion Roof</i>								
<i>R-22 Refrigerant, Extent : Light, Area Affected : 10%</i>								
<i>Location : 2 Units Refer To Heating Conversion Equipment, Pavilion Roof</i>								
Window/Wall Unit	5%			2025	\$5,900	1		
No Component	60%							
Ventilation								
Distribution								
Ductwork/Diffusers	20%			LIFE	**	2-5	\$10,200	
No Component	80%							
Exhaust Fans								
Roof	20%			2030	\$18,800	2	\$400	
No Component	80%							
Plumbing								
H/C Water Piping								
Brass/Copper	15%	0-2	\$12,600	2040	**	1		
<i>Booster Pump w/Tank, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : Defective Unit Set. Basement</i>								
Brass/Copper	85%			2040	**	1		

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

DEPT. OF HOMELESS SERVICES - 071
WEBSTER AVENUE SRO
Asset # : 4451

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Water Heater Gas Fired	100%	0-2	\$3,400	2025	\$34,500	2	\$700	
<i>Corroded, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Basement</i>								
<i>Leak Evident, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								
<i>Not Energy Efficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Sanitary Piping Cast Iron	100%			LIFE	**	1		
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
Sump Pump(s) Non-Submersible	100%	0-2	\$2,600	2030	\$8,600	4	\$1,200	
<i>Corroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : The Housing, Basement</i>								
Sewage Ejector(s) Electric	100%	0-2	\$1,600	2030	\$16,300	4	\$2,300	
<i>Not in Service, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Fixtures								
Generic	100%							
<i>Obsolete Fixtures, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Various Locations</i>								
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To 9th Floor</i>								
<i>Explanation : 2 Units. No.1 Unit Is Inoperable</i>								
Fire Suppression								
Standpipe								
Generic	100%			2040	**	1-5	\$29,200	
Sprinkler								
Generic	100%			2040	**	1-2	\$16,200	
Fire Pump								
Generic	100%			2033	**	1	\$10,800	
Chemical System								
No Component	99%							
Generic	1%			2028	\$300	1-3		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a 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 : 13-Sep-2019

DEPT. OF HOMELESS SERVICES - FY 2020

Asset Name : WILLOW AVENUE MENS SHELTER
Address : 781 EAST 135TH STREET @WILLOW AVENUE
Borough : BRONX **Agency's Number** : HX010
Program / Asset # : DHS0075.000 / 4447 **Yr Built/Renovated** : 1886 / 2014
Area Sq Ft : 29,000 **Project Type** : HOMELESS SERVICES
Date of Survey : 07-Feb-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4
Block : 2587 **Lot** : 1 **BIN** : 2003989

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$597,600	\$96,600
Interior Architecture	\$1,124,900	\$42,900
Electrical		\$400,400
Mechanical		\$439,900
Total	\$1,722,500	\$979,800
Importance Code A	\$597,600	\$142,400
Importance Code B	\$1,060,900	\$837,400
Importance Code C	\$63,900	
Total	\$1,722,500	\$979,800

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$21,200			
Interior Architecture	\$33,900		\$2,800	\$1,000
Electrical	\$33,600	\$2,400	\$3,100	\$2,700
Mechanical	\$9,200	\$5,200	\$4,400	\$4,900
Site Enclosure	\$800			
Site Pavements	\$31,400			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$134,000	\$11,500	\$14,300	\$12,600
Importance Code A	\$24,200	\$2,900	\$2,900	\$2,900
Importance Code B	\$84,900	\$8,700	\$10,300	\$9,700
Importance Code C	\$24,900		\$1,100	
Total	\$134,000	\$11,500	\$14,300	\$12,600



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

DEPT. OF HOMELESS SERVICES - 071
WILLOW AVENUE MENS SHELTER
Asset # : 4447

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	2%			LIFE	**	5	\$9,000	
Masonry: Brick	98%			LIFE	**	5	\$88,200	
Windows								
Aluminum	95%	Now	\$472,300	2055	**	5	\$5,400	
<i>Ctrwt/Balnc Not Funct, Extent : Severe, Area Affected : 90%</i>								
<i>Location : Throughout</i>								
Wood	5%	Now	\$16,700	2055	**	5	\$2,800	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Basement</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Basement</i>								
Parapets								
Metal Rail	100%			2043	**	5-10	\$133,700	
Roof								
Modified Bitumen	100%			2035	**	10	\$15,100	
<i>Patching Evident, Extent : Light, Area Affected : 20%</i>								
<i>Location : Main Roof At Edges</i>								
Soffits								
Stucco Cement	100%			2043	**	5		
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$18,100	
Ceramic Tile	5%	Now	\$41,800	2045	**	5	\$1,000	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	5%			2039	**	5	\$2,100	
Vinyl Tile	25%			2035	**	3	\$3,900	
Wood	55%	Now	\$781,800	2070	**	5	\$21,300	
<i>Deflection Evident, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout, 1st Through 4th Floors</i>								
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout, 2nd Through 4th Floors</i>								
<i>Poor Subfloor Evident, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout All Floors</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout All Floors</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Upper Floors</i>								
<i>Explanation : Structural Stability Of Floor Beams Is Questionable</i>								

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DEPT. OF HOMELESS SERVICES - 071
WILLOW AVENUE MENS SHELTER
Asset # : 4447

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Ceramic Tile	5%			2033	**	5	\$2,200	
Concrete Masonry Unit	5%			LIFE	**	5	\$1,800	
Glass: Single Pane	2%			LIFE	**	5	\$1,300	
Gypsum Board	43%			LIFE	**	5-10	\$32,900	
Masonry: Brick	35%	Now	\$63,900	LIFE	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Metal Panel	10%			LIFE	**	10	\$2,000	
Ceilings								
AcousTileSusp.Lay-In	2%			2043	**	5	\$800	
Exposed Struc: Wood	15%	Now	\$162,300	LIFE	**			
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : 4th Floors</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : 4th Floors</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : 4th Floors</i>								
Gypsum Board	83%			LIFE	**	5-10	\$118,000	
Site Enclosure								
Fence/Gates								
Chain Link	90%			2050	**			
Iron Picket	10%			2065	**			
Retaining Walls								
Cast in Place Concrete	100%	4+	\$800	2065	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Windows In Areaway To Basement</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	\$31,400	2043	**			
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Willow Avenue</i>								
Parking/Driveway								
Asphalt	100%			2039	**			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2030	\$5,000	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room - Basement</i>								
<i>Explanation : Two 400 Ampere And Three 200 Ampere Main Disconnect Switches For The House And Apartment Units.</i>								

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WILLOW AVENUE MENS SHELTER
Asset # : 4447

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Under 600 Volts								
Raceway								
	Conduit	80%			2030	\$29,400	1	
	Conduit	20%			2040	**	1	
Panelboards								
	Fused Disc Sw	10%			2029	\$3,100	5	\$100
	Molded Case Bkrs	70%			2029	\$21,800	5	\$500
	Molded Case Bkrs	20%			2038	**	5	\$200
Wiring								
	Braided Cloth	30%	2-4	\$16,100	2055	**	1	
			<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
	Thermoplastic	70%			2040	**	1	
Motor Controllers								
	Locally Mounted	100%			2028	\$58,500	5	\$200
Ground								
Grounding Devices								
	Generic	100%			LIFE	**	5	\$900
Lighting								
Interior Lighting								
	Fluorescent	50%			2025	\$248,500	10	\$13,300
			<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
	Fluorescent	50%			2035	**	10	\$13,300
			<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
Egress Lighting								
	Emergency, Battery	20%			2025	\$8,200	10	\$1,400
	Emergency, Battery	30%			2038	**	10	\$2,100
	Exit, Service	50%			2030	\$5,000	1	
Exterior Lighting								
	HID	30%			2030	\$34,300	10	
	No Component	70%						
Alarm								
Security System								
	No Component	30%						
	Generic	70%			2030	\$64,000	1	\$7,600
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Hallways, Offices, Outside Perimeter</i>					
			<i>Explanation : CCTV Surveillance Cameras</i>					
Fire/Smoke Detection								
	Generic, Digital	100%			2035	**	1-3	\$17,900
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
			<i>Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors</i>					

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DEPT. OF HOMELESS SERVICES - 071
WILLOW AVENUE MENS SHELTER
Asset # : 4447

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Fuel Oil No 2	100%			2030	\$55,200	5	\$9,000	
Conversion Equipment								
Steam Boiler	25%	0-2	\$900	2028	\$45,800	1	\$6,500	
			<i>Boiler Used For Hot Water, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Boiler Room</i>					
			<i>Obsolete Equipment, Extent : Moderate, Area Affected : 5%</i>					
			<i>Location : 2 Water Control Valves. Between Two Boilers In Boiler Room.</i>					
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement Boiler Room</i>					
			<i>Explanation : 1 Unit. No Return Pipe To The Older Boiler From Re-feed Tank.</i>					
Steam Boiler	75%			2043	**	1	\$21,500	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : 1 Unit In The Basement Boiler Room.</i>					
			<i>Explanation : 1 Unit</i>					
Distribution								
Steam Piping/Pump	100%	0-2	\$2,500	2030	\$125,200			
			<i>Corroded, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Boiler Room</i>					
			<i>Leak Evident, Extent : Moderate, Area Affected : 2%</i>					
			<i>Location : Boiler Room</i>					
Terminal Devices								
Convactor/Radiator	100%	0-2	\$3,000	2028	\$151,600	1	\$8,400	
			<i>Not Energy Efficient, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Various Locations</i>					
Air Conditioning								
Energy Source								
Electricity	100%			2038	**	1		
Conversion Equipment								
Window/Wall Unit	15%			2025	\$8,900	1		
No Component	85%							
Ventilation								
Exhaust Fans								
Roof	10%			2025	\$4,700	2	\$100	
Wall Unit	20%			2025	\$2,000	2	\$200	
No Component	70%							
Plumbing								
H/C Water Piping								
Brass/Copper	50%			2040	**	1		
Galvanized Steel	50%			2028	\$62,100	1		
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2030	\$4,300	4	\$900	
Fixtures								
Generic	100%							

Vertical Transport

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WILLOW AVENUE MENS SHELTER
Asset # : 4447

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Vertical Transport	Elevators							
	Geared Traction	100%			LIFE		**	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement To 4th Floor</i>					
			<i>Explanation : 1 Unit</i>					
Fire Suppression	Sprinkler							
	Generic	100%			2040		**	1-2 \$8,100

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