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

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 \$3,300 Mechanical \$7,500 \$4,100 \$3,300 \$3,900 Elevators/Escalators \$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 \$9,100 \$13,200 \$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.

Asset #: 1976

Architecture	Current Re	pair	ir Future		Maintenance		
System Component Type	% of Fail Date I Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior							
Exterior Walls							
Masonry: Brick	90%		LIFE	* *	5	\$25,000	
Masonry: Brick	10%		LIFE	* *	5	\$2,800	
	Other Observation, Ext		Area Affe	ected : 100%			
	Location : West Faça						
	Explanation : Stucco	On Brick					
Windows	100%		2043	* *	5	\$1,000	
Aluminum	10070		2043		3	\$1,900	
Parapets Masonry: Brick	60%		LIFE	* *	5	\$2,600	
Metal Panel	5% Now	\$3,500	2047	* *	5	\$400	
Wictai i anci	Broken/Missing Elemen			Affected · 20%	3	Ψ+00	
	Location : Coping At		, c, 11, cu	11,10000000 . 2070			
	Deformed/Dented, Exte		Affected	d : 20%			
	Location : Coping At		9,5				
Metal: Cage/Fence	35%	1	2040	* *	5-10	\$11,900	
Roof							
Asphalt Shingle	5%		2036	* *	10	\$300	
IRMA/Protected	85%		2032	* *	10	\$30,200	
Membrane							
	Paver Block Ballast, Es Location: Throughou		Area Af	fected : 100%			
D II D C		<i></i>	2026	Ф15 200	-	Φ5.000	
Roll Roofing	10%		2026	\$15,300	5	\$5,900	
nterior							
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	
v myr rne	Cracking/Crumbling, E				3	Ψ11,000	
	Location : Throughou		1199000	. 10,0			
Interior Walls							
Ceramic Tile	10%		2036	* *	5	\$4,300	
Gypsum Board	85%		LIFE	* *	5	\$22,100	
SGFT/Glazed Masonry	5%		LIFE	* *		-	
Ceilings							
AcousTileSusp.Lay-In	100%		2025	\$305,900	5	\$36,300	
	Staining/Discoloring, E		ea Affect	ed : 25%			
	Location : Throughor	ıt					

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

Under 600 Volts

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

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

Asset #: 1976

% of Total 100% Other Obs	(Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Other Obs							
		Saturd o Madanada	2037	**	5	\$100	
	: Electrica	ıl Room					
		-	2037	* *	5	\$700	
100%			2037	* *	1		
5%			2035	* *	5		
			2035	* *	5	\$600	
100%			2037	* *	1		
100%			2032	* *	5	\$200	
100%			LIFE	**	5	\$400	
100%			2032	* *	1	\$7,600	
		xtent : Moderate, 2	2030 Area Affe	\$58,700 ected : 100%	1	\$9,600	
100%			2021	\$1,600	5	\$900	
Other Obs	ervation, E		2042 Area Affe	* * ected : 100%	5	\$700	
1000/			2027	#104.600	10	Ф22.200	
Other Obs Location	ervation, E : Through	out The Building			10	\$22,200	
			2027	\$6 200	1		
10%			2027	\$3,400	10	\$600	
						\$100	
	100% 100% 100% 100% 100% 100% 100% 100%	Explanation: One 8 100% 100% 5% 95% 100% 100% 100% 100% Other Observation, E Location: Generate Explanation: One 6 100% Other Observation, E Location: Generate Explanation: One 6 100% Other Observation, E Location: Generate Explanation: One 3	100% 5% 95% 100% 100% 100% 100% 100% 100% Other Observation, Extent: Moderate, Location: Generator Room Outside Explanation: One 60 Kilowatts 100% Other Observation, Extent: Moderate, Location: Generator Room Outside Explanation: One 300 Gallons 100% Other Observation, Extent: Light, Area Location: Throughout The Building Explanation: T-8 Lamps 50% 10% 40%	100% 2037 100% 2037 100% 2035 5% 2035 95% 2035 100% 2037 100% 2032 100% 2032 100% 2032 100% 2032 100% 2032 100% 2032 100% 2032 100% 2032 100% 2032 100% 2032 100% 2032 100% 2032 100% 2032 100% 2032 100% 2042 100% 2042 Other Observation, Extent: Moderate, Area Affected Location: Generator Room Outside Explanation: One 300 Gallons 100% 2042 Other Observation, Extent: Light, Area Affected Location: Throughout The Building Explanation: T-8 Lamps 50% 2027 10% 2027 40% 2027 2027	100% 2037 ** 100% 2037 ** 100% 2037 ** 5% 2035 ** 95% 2035 ** 100% 2037 ** 100% 2037 ** 100% 2032 ** 100% 2032 ** 100% 2032 ** 100% 2032 ** 100% 2032 ** 100% 2030 \$58,700 Other Observation, Extent: Moderate, Area Affected: 100% Location: Generator Room Outside Explanation: One 60 Kilowatts 100% 2042 ** Other Observation, Extent: Moderate, Area Affected: 100% Location: Generator Room Outside Explanation: One 300 Gallons 100% 2042 ** Other Observation, Extent: Moderate, Area Affected: 100% Location: Generator Room Outside Explanation: One 300 Gallons 100% 2042 ** Cotton of the Cott	100% 2037 ** 5	100% 2037 ** 5 \$700

Alarm

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

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

Asset #: 1976

Electrical	Current	Repair F	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)		ear FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Alarm							
Security System							
No Component	80%						
Generic	20%	20	032	* *	1	\$1,800	
Fire/Smoke Detection							
No Component	80%						
Generic, Digital	20%	20	032	* *	1-3	\$3,000	

Mechanical	Current Repair	Current Repair Future Re		М	Maintenance	
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Es FY	timated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source	1000/	2025	* *	_	45.500	
Fuel Oil No 2	100%	2037		5	\$7,500	
	Other Observation, Extent : Light Location : Basement	, Area Ajjeciea : 10	00%			
	Explanation: 1 Tank					
Conversion Equipment	Explanation . I Tunk					
Hot Water Boiler	100%	2032	* *	1	\$12,000	
	Other Observation, Extent : Light	, Area Affected : 10	00%		. ,	
	Location: Basement Boiler Roo	m				
	Explanation: 1 Unit					
Distribution						
Hot Wtr Piping/Pump	100%	2026	\$36,900	4	\$1,800	
Terminal Devices	1000/	2047	* *	1	Φ 7 .000	
Convector/Radiator	100% Recent Installation, Extent: Light	2047		1	\$7,800	
	Location: Throughout	, Агей Ајјесіей . Т	0070			
Air Conditioning						
Energy Source						
Electricity	100%	2035	* *	1		
Conversion Equipment						
Interior Pkg Unit -	50%	2032	* *	2	\$700	
Cooling	Other Observation Entert Light	Auga Affacted , 51	00/			
	Other Observation, Extent : Light Location : 1st Floor And Basem		0/0			
	Explanation: 1 Unit Each Floor		1st Floor			
Window/Wall Unit	50%	2025	\$24,700	1		
window/ wan Omit	Other Observation, Extent : Light			1		
	Location: Basement	, iii ca iijjecica . od	07 0			
	Explanation : Package Unit Rep	lacement Is In Pro	gress			
Ventilation						
Distribution						
Ductwork/Diffusers	40%	LIFE	* *	2-5	\$5,400	
No Component	60%					

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

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

Asset #: 1976

Mechanical	Current Repair	Future R	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estim Total (Years)	ated Cost Year Es	timated Cost	Cycle (Yrs)	Estimated Cost	Priority
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	
	Other Observation, Extent:	Light, Area Affected : 10	00%			
	Location: Basement					
	Explanation: 1 Gas Fired	Hot Water Heater.				
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		
Sewage Ejector(s)						
Electric	100%	2032	* *	4	\$1,000	
Fixtures						
Generic	100%					
Vertical Transport						
Elevators						
Hydraulic	100%	LIFE	* *			
-	Other Observation, Extent:	Light, Area Affected : 10	00%			
	Location : B, 1, 2, R					
	Explanation: 1 Unit Is No	t In Service.				
Fire Suppression						
Sprinkler						
Generic	100%	2037	* *	1-2	\$6,800	
Chemical System						
Generic	100%	2025	\$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 : 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



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

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

Asset #: 4452

Architecture	Current Repair Future Replacement Maintenance					aintenance	
System Component Type	% of Fail Da Total (Year	ate Estimated Cost s)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior							
Exterior Walls	••/		• • • •	di di	4.0	A < 000	
Copper/Terne	2%	40 - 600	2065	* *	10	\$6,800	
Masonry: Brick	86% 4+	\$85,600	LIFE	**	5	\$125,000	
	Location : Side I	lements, Extent : Ligh Entry Of Drill Area		ffected : 1%			
Masonry: Brownstone	10% Now	\$156,400	LIFE	* *	5	\$10,900	
	-	ng, Extent : Moderate	-	ffected : 5%			
		Entrance On Bedford					
		ı, Extent : Light, Area		! : 2%			
	Location: Main	Entrance On Bedford	Avenue				
	Explanation : Si	dewalk Shed In Use					
Masonry: Granite	2%		LIFE	* *	5	\$4,400	
Windows	0.50			an e	-	A	
Aluminum	95%		2046	* *	5	\$67,600	
Metal Louvers	5%		2039	* *	10	\$22,200	
Parapets	200/				7 10	4.2 000	
Masonry: Brick	90%		LIFE	* *	5-10	\$62,900	
Masonry: Brownstone	10%		LIFE	* *	5-10	\$13,200	
Roof	50/		2045	* *	10	¢14.000	
Copper/Terne	5%		2045		10	\$14,800	
Roll Roofing	25%		2029	\$138,700 * *	5	\$49,300	
Skylight, Metal/Glass	3% 67%		2040	* *	10	\$11,800	
Slate Soffits	0/%		LIFE		10	\$79,300	
Masonry: Brownstone	100%		LIFE	* *	5		
Interior	10070		LII L				
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	
	Cracking/Crumbli	ng, Extent : Light, Arc	ea Affect	ed : 5%			
	Location: Stair	Located At Entrance					
Traffic Topping	5%		2035	* *	5	\$16,600	
11 8	Other Observation	ı, Extent : Light, Area		! : 100%		* -,	
		vells And Cafeteria	00				
		uid Applied Epoxy Re	sin				
Vinyl Tile	25%	4 -	2030	\$642,200	3	\$33,300	
Wood	15%		2045	**	5	\$74,900	
Interior Walls						4 : 5- : -	
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	
,		ng, Extent : Moderate		ffected : 2%		. ,	
	-	Entry To Drill Area					

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

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

Asset #: 4452

Architecture		Current Re	epair	Futur	e Replacement	N	laintenance	
System Component Type	% of Total	Fail Date 1 (Years)	Estimated Cost	Year FY	Estimated Cos	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileSusp.Lay-In	3%			2035	*	3	\$8,000	
Embossed Metal	5%		\$53,000	LIFE	*	, ,	\$6,000	
		~	mage, Extent : Mo ll Floor Areas	oderate,	Area Affected : I	15%		
Exposed Struc: Steel	15%			LIFE	*	* 10	\$79,700	
Exposed Struc: Wood	37%	Now	\$700,800	LIFE	*	*		
	•	ked, Extent : 1 : Drill Floo	Moderate, Area r	Affected	: 15%			
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	*	*		
	Location	ı : West Side	tent : Light, Area Of Building Actually A Brown					
Site Pavements	Ехрійни	uon . 1 mis 1s	Actually A Brown	usione w	iusonry wun			
Public Sidewalk								
Cast in Place Concrete	100%	Now	\$44,200	2035	*	*		
			Extent : Moderate		ffected : 15%			
	_	_	l East Sides Of Bu	-	9			
On-Site Walkways			· · · · · · · · · · · · · · · · · · ·					
Cast in Place Concrete	100%	Now	\$1,200	2035	*	*		
	Cracking/	Crumbling, 1	Extent : Moderate	, Area A	ffected : 5%			
	_	ı : Exterior E		v	-			

lectrical	Current Repair	Future l	Replacement	M	aintenance	
ystem Component Type	% of Fail Date Estimated Cos Total (Years)	st Year E FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nder 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2040	* *	5	\$700	
	Other Observation, Extent : Light, Ar	ea Affected :	100%			
	Location : Electrical Room					
	Explanation : Main Service Rated A	1t 2,500 Ampe	eres			
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	

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

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

Asset #: 4452

Electrical	Current Rep	pair Futu	re Replacement	M	aintenance	
System Component Type	% of Fail Date E Total (Years)	stimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Wiring	7 0/ 2 /	040.000	di di			
Braided Cloth	5% 2-4	\$13,800 2055		1		
	Insulation Aged, Extent Location : Throughou		rea : 100%			
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	1000/	2025	* *	1	Ф 52 (00	
Automatic	100%	2035	* *	1	\$53,600	
Generators Diesel	100%	2033	* *	1	\$67,500	
Diesei	0ther Observation, Exte			1	\$67,300	
		ent . Ligni, Area Ajjecie Room On The Drill Floo				
	Explanation: 250 Kilo		<i>)</i>			
Batteries	Explanation . 250 Kite	watts				
Nickel Cadmium	100%	2023	\$1,700	5	\$38,900	
Fuel Storage	10070	2023	ψ1,700		ψ30,700	
Main Tank	100%	2045	* *	5	\$5,100	
Lighting	10070	20.0			\$2,100	
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	* *			
	Other Observation, Exte	ent : Light, Area Affecte	d : 100%			
	Location : Perimeter					
	Explanation : Operate	d Via Photocell				
No Component	80%					
Alarm						
Security System						
No Component	20%			_		
Generic	80%	2035		1	\$52,100	
	Other Observation, Exte					
		reas And Some Corrido	rs			
E' - /C - · l- D / · · ·	Explanation: Camera	S				
Fire/Smoke Detection	700/					
No Component	70% 30%	2035	* *	1 2	\$22.200	
Generic, Analog	3070	2033		1-3	\$32,200	

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

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

Asset #: 4452

Mechanical		Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating Energy Source Interruptible Gas/Dual Fuel	100%		2040	* *	1		
	Location	servation, Extent : Light, Area n : Vault tion : 4,500 Gallon Tank No		! : 100%			
Conversion Equipment Steam Boiler	100%		2043	**	1	\$172,700	
	Location	i : Boiler Room tion : 2 Units	i Hyjeeteu	. 100/0			
Distribution							
Ductwork/Diffusers	50%		LIFE	* *	2-5	\$77,000	
Steam Piping/Pump	50%		2040	* *			
Terminal Devices	400/	NI #20.000	2020	¢1 042 400	1	¢20.000	
Air Handler		Now \$20,800	2030	\$1,042,400	1	\$38,800	
	_	Extent : Moderate, Area Affe : Flexible Connection Has H			In Mach	anical Room	
C/D 1'-4				**			
Convector/Radiator	40% 20%		2035 2030		1	\$22,500	
Fan Coil Unit/Heat	20%		2030	\$555,100	1	\$11,300	
Air Conditioning Energy Source							
Electricity	100%		2046	* *	1		
Conversion Equipment	10070		2040		1		
Split Unit	10%		2030	\$395,600			
Window/Wall Unit	10%		2025	\$38,600	1		
Water Cooled interior	35%		2031	**	2		
Pkg Unit	3370		2031		-		
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	10001		20.40	ماد ماد			
Brass/Copper	100%		2040	* *	1		

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

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

Asset #: 4452

Mechanical	Current Repair	Future	Replacement	М	aintenance	
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year I FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing						
Water Heater						
Gas Fired	100%	2028	\$113,000	2	\$2,500	
	Other Observation, Extent:	Light, Area Affected :	100%			
	Location : Boiler Room					
	Explanation : Indirect Fire	ed With 250 Gallon Sto	orage Tank			
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	
	Other Observation, Extent : Light, Area Affected : 100%					
	Location: Basement					
	Explanation: Two Duplex	Units				
Backflow Preventer						
Generic	100%	2035	* *	1	\$10,700	
Fixtures						
Generic	100%					
Vertical Transport						
Elevators						
Hydraulic	100%	LIFE	* *			
•	Other Observation, Extent:	Light, Area Affected:	100%			
	Location: Basement To 5t	h Floor				
	Explanation: 2 Units					
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.

Page: 12

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				
importance code c				



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

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

Asset #: 1970

Architecture	Current Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior						
Exterior Walls Cast Stone/Terra Cotta	10% Recent Repair Evident, Exte		* * ted : 66%	5	\$40,700	
5.	Location: Throughout 20.		45.45			
Masonry: Brick	80% Recent Repair Evident, Exte Location : Throughout 20.		* * ted : 66%	5	\$41,700	
Masonry: Limestone	5%	LIFE	* *	5	\$2,000	
Metal Panel	5%	2047	* *	5-10	\$17,900	
Windows						
Aluminum	100%	2043	* *	5	\$3,500	
Parapets	100/	LIEE	* *	_	Φ5 400	
Cast Stone/Terra Cotta	10%	LIFE	* *	5 5	\$5,400	
Masonry: Brick	55% Recent Repair Evident, Exte Location: Throughout	LIFE ent : Light, Area Affect		3	\$3,900	
Metal: Cage/Fence	35%	2040	* *	5-10	\$19,100	
Roof					· · · · · · · · · · · · · · · · · · ·	
Built-Up (BUR)	10%	2027	\$63,900	10	\$4,500	
Modified Bitumen	35% Recent Installation, Extent:	2035	**	10	\$15,800	
	Location: Throughout 20.		. 10070			
Modified Bitumen	55%	2032	* *	10	\$24,800	
Interior						
Floors	-0.4		de de	_	** **********************************	
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%	\$88,400 2037	\$1,325,600 * *	3	\$74,800	
Vinyl Tile	5% Now Broken/Missing Elements, E Location: Throughout Cracking/Crumbling, Extendation: Throughout	Extent : Moderate, Are	a Affected : 100%		\$3,700	
Interior Walls	Locuiton . Infoughout					
Ceramic Tile	5% 0-2 Cracking/Crumbling, Extendant Location: Throughout	\$46,700 2036 t : Moderate, Area Aff	* * fected : 10%	5	\$8,100	
Marble Panels	5%	LIFE	* *			
Plaster		\$135,800 LIFE	* *	5	\$4,900	
	Cracking/Crumbling, Extend Location: Throughout					
	Deteriorated Finish, Extent Location: Throughout	: Moderate, Area Affe	ected : 100%			
Plaster	85%	LIFE	* *	5	\$82,800	

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

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

Asset #: 1970

Architecture		Current F	Repair	Futu	re Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileSusp.Lay-In	10%	0-2	\$17,200	2040	* *	5	\$10,200	
	Cracking/0	Crumbling,	Extent: Light, Are	ea Affect	ed : 10%			
	Location	: Through	out					
Metal Panel	20%			LIFE	* *	5	\$50,900	
Plaster	65%			LIFE	* *	5	\$82,600	
Plaster	5%	Now	\$139,200	LIFE	* *	5	\$6,400	
	Broken/Mi	ssing Elem	ents, Extent : Seve	re, Area	Affected : 50%			
	Location	: Through	out					
	Cracking/0	Crumbling,	Extent : Severe, A	rea Affe	cted : 100%			
	Location	: Through	out					

Electrical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2027	\$152,800	5	\$3,600	
Raceway								
Conduit	80%			2027	\$126,700	1		
Conduit	20%			2047	* *	1		
Panelboards								
Fused Disc Sw	10%			2026	\$12,500	5	\$300	
Molded Case Bkrs	90%			2026	\$112,200	5	\$3,200	
Wiring								
Braided Cloth	75%		\$187,200	2052	* *	1		
		_	nt : Moderate, Are out The Building	a Affecte	ed : 100%			
Thermoplastic	25%			2047	* *	1		
Motor Controllers								
Locally Mounted	100%			2025	\$273,000	5	\$900	
Lighting					•			
Interior Lighting								
Fluorescent	100%			2032	* *	10	\$123,700	
	Other Obs	ervation, E	xtent : Light, Area	Affected	: 100%			
	Location	: Through	out The Building					
	Explana	tion : T-8 L	amps					
Egress Lighting								
Emergency, Battery	50%			2032	* *	10	\$16,300	
Exit, Service	50%			2032	* *	1		
Exterior Lighting								
HID	100%			2022	\$531,000	10	\$400	
Alarm								
Security System								
No Component	90%							
Generic	10%			2035	* *	1	\$5,000	

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

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

Asset #: 1970

Electrical	Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Alarm							<u></u>
Fire/Smoke Detection							
No Component	90%						
Generic, Digital	10%		2032	* *	1-3	\$8,300	

Mechanical	Curre	nt Repair	Futur	e Replacement	M	laintenance	
System Component Type	% of Fail Da Total (Year	ate Estimated Cost s)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source							
HTHW/HW	100%		2037	**	1		
		ı, Extent : Light, Area	Affected	: 100%			
	Location: Basen		1. 1.1	- N 1 C 1		rr · · 1	
Comment Empirement	Explanation : St	eam And Hot Water St	іррііеа ғ	rom Nearby Cumb	periana i	<i>Ноѕрітаі</i>	
Conversion Equipment Heat Exchanger, Plate &	z 100%		2036	* *	1	\$66,700	
Frame	2 10070		2030		1	\$00,700	
Trame	Other Observation	ı, Extent : Light, Area	Affected	! : 100%			
		ent Building Basemen					
	-	New Units Located In		t Building Basemer	ıt		
Distribution	1						
Hot Wtr Piping/Pump	100%		2026	\$205,300	4	\$10,000	
Terminal Devices							
Convector/Radiator	85%		2032	* *	1	\$37,000	
Fan Coil Unit/Heat	5%		2032	* *	1	\$2,200	
No Component	10%						
		ı, Extent : Light, Area	Affected	! : 0%			
	Location : Penth						
	Explanation: 3	Obsolete Abandoned A	1ir Hand	ler Units Remainin	g		
Air Conditioning							
Energy Source	1000/			ate at			
Electricity	100%		2035	* *	1		
Conversion Equipment	70/		2022	#12. 7 00	1		
Window/Wall Unit	5%		2022	\$13,700	1		
No Component	95%						
Ventilation Distribution							
Distribution Ductwork/Diffusers	5%		LIFE	* *	2-5	\$3,800	
No Component	95%		LITE		2-3	\$3,000	
Exhaust Fans	7570						
Interior	5%		2032	* *	2	\$200	
No Component	95%		2052		_	Ψ200	
rve component		ı, Extent : Light, Area	Affected	1:0%			
	Location: Penth	-	33				
	Explanation: 3	Obsolete Abandoned U	Jnits Ren	naining			

Plumbing

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

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

Asset #: 1970

Mechanical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimate Total (Years)	d Cost Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Plumbing				
H/C Water Piping	1000/			
Brass/Copper	100%	2037 **	1	
HW Heat Exchanger	1000/	2027 **	4	
Steam Fired	100%	2037	4 \$20,000	
	Other Observation, Extent : Lig Location : Adjacent Building I			
	Explanation: 2 Hot Water Ex			
Sanitam: Dining	Explanation: 2 Hot water Ex	changers		
Sanitary Piping Cast Iron	100%	LIFE **	1	
Storm Drain Piping	10070	Eli-E	1	
Cast Iron	100%	LIFE **	1	
Sump Pump(s)	10070	EH E	1	
Not Accessible	100%			
Sewage Ejector(s)	10070			
Electric	100%	2032 **	4 \$5,400	
2.5005	Other Observation, Extent : Lig			
	Location: Adjacent Building I	7.7		
	Explanation: 1 Unit In Adjace			
Backflow Preventer	1			
Generic	100%	2032 * *	1 \$8,300	
	Other Observation, Extent : Lig	ht, Area Affected : 100%		
	Location: Adjacent Building	Basement		
	Explanation: 1 Unit In Adjace	ent Building Basement		
Fixtures				
Generic	100%			
Vertical Transport				
Elevators				
Geared Traction	100%	LIFE **		
	Other Observation, Extent: Lig			
	Location: Basement To 8th F	loor		
F: 6	Explanation: 2 Units			
Fire Suppression				
Standpipe Generic	100%	2027 \$548,900	1-5 \$70,500	
Sprinkler	10070	2027 \$548,900	1-3 \$70,300	
No Component	97%			
Generic	3%	2027 \$38,700	1-2 \$1,100	
Fire Pump	370	2021 \$30,700	φ1,100	
Not Accessible	100%			
1101 Accession	10070			

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

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

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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

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

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



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

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

Asset #: 2588

Architecture		Current I	Repair	Futur	e Replacement	M	laintenance	
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	\$9,300	
Masonry: Brick	70%			LIFE	* *	5	\$104,100	
Masonry: Limestone	10%			LIFE	* *	5	\$11,200	
Metal, Corrugated	7%	Now	\$7,900	2037	* *	1		
			Extent : Light, Are	a Affecte	d : 25%			
		: South Fo						
	Punct/Tea	r/Impact D	amage, Extent : M	oderate,	Area Affected : 25	%		
	Location	: South Fo	acade					
Slate Panels	3%			LIFE	* *	5	\$3,300	
Windows								
Aluminum	100%	Now	\$138,700	2043	* *	5	\$15,900	
		nc Not Fun : Through	ct, Extent : Light, A out	Area Affe	cted : 10%			
Parapets								
Masonry: Brick	15%			LIFE	* *	5	\$1,400	
•	Recent Re	pair Evidei	nt, Extent : Light, A	lrea Affe	cted : 66%			
	Location	: Through	out					
Metal Panel	10%			2047	* *	5	\$3,700	
Metal Rail	25%			2040	* *	5-10	\$43,400	
No Component	50%						4 10,100	
Roof								
Copper/Terne	50%			2067	* *	10	\$41,600	
	Recent Re		ent, Extent : Light,		ected : 100%		*,	
		: Through	out 2013					
Modified Bitumen	50%			2037	* *	10	\$16,600	
			ent, Extent : Light,	Area Aff	ected : 100%			
	Location	: Through	out 2015					
Interior		8 .						

Interior

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

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

Asset #: 2588

Architecture	Current Repair		Futur	Future Replacement		Maintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior Floors							
Cast in Place Concrete	8% Now Cracking/Crumbling, Location: Through		LIFE ea Affecte	* * ed : 5%	5	\$20,500	
Ceramic Tile	10% Now Cracking/Crumbling, Location: Through		2030 e, Area A <u>j</u>	\$236,500 Gected : 50%	5	\$5,900	
Mosaic Tile	2% Now Cracking/Crumbling, Location: Through		2047 e, Area A <u>j</u>	** Gected : 10%	5	\$2,900	
Quarry Tile	5% Now Cracking/Crumbling, Location: Through		2032 e, Area A <u>j</u>	* * Gected : 30%	5	\$4,400	
Terrazzo	5% Now Cracking/Crumbling, Location : First Flo		LIFE e, Area A <u>j</u>	* * Gected : 20%	5	\$4,600	
Vinyl Tile	55% Now Cracking/Crumbling, Location: Through		2027 e, Area A <u>j</u>	\$570,600 Gected : 20%	3	\$24,100	
Vinyl Tile 9" X 9"	15% 0-2 Cracking/Crumbling, Location: Through		2022 e, Area A <u>j</u>	\$201,600 Gected : 40%	3	\$6,600	
Interior Walls							
Ceramic Tile	5% Now Cracking/Crumbling, Location : Through	-	2036 ea Affecte	* * ed : 20%	5	\$4,700	
Concrete Masonry Unit	10% Now Cracking/Crumbling, Location: Through		LIFE ea Affecte	* * ed : 10%	5	\$7,500	
Gypsum Board	30% Now Cracking/Crumbling, Location: Through	-	LIFE ea Affecte	* * ed : 10%	5	\$33,600	
Plaster	10% Now Cracking/Crumbling, Location: Boiler R Loose/Delam Surface	oom 2, Extent : Severe, 2			5	\$5,600	
Plaster SGFT/Glazed Masonry	Location: Through 35% 10% Now Cracking/Crumbling, Location: Through	\$150,500 Extent : Moderate	LIFE LIFE c, Area A <u>f</u>	* * * * Gected : 20%	5	\$19,600	

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

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

Asset #: 2588

Architecture	Current Rep	Current Repair		Future Replacement		Maintenance	
System Component Type	% of Fail Date Es Total (Years)	stimated Cost	Year Es FY	timated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior							
Ceilings	2.50/ 3.5				_	44.600	
AcousTile,Adhered	25% Now Cracking/Crumbling, Ex Location: Throughout		2025 , Area Affec	\$283,600 ted : 20%	5	\$14,600	
	Staining/Discoloring, Ex Location : Corridors		, Area Affec	ted : 25%			
AcousTileSusp.Lay-In	10% Now	\$29,600	2032	* *	5	\$5,900	
	Cracking/Crumbling, Ex Location : Throughout		, Area Affec	ted : 30%			
Exposed Concrete	5% Now	\$39,300	LIFE	* *	5	\$900	
•	Cracking/Crumbling, Ex Location : Throughout		, Area Affec	ted : 20%			
Gypsum Board	20% Now	\$74,100	LIFE	* *	5	\$29,300	
31	Cracking/Crumbling, Ex Location : Throughout	tent : Moderate	, Area Affec	ted : 30%		. ,	
Plaster	40% Now Cracking/Crumbling, Ex Location: Throughout		LIFE , Area Affec	* * ted : 30%	5	\$29,300	

ectrical		Current Repa	ir	Futur	e Replacement	М	aintenance	
stem Component Type	, , , ,	ail Date Est (Years)	imated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
der 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2037	* *	5	\$400	
	Other Obser	vation, Exten	t : Moderate, A	Area Affe	ected : 100%			
	Location:	Electrical Ro	om					
	Explanatio	n : One 1600	Amperes And	One120	0 Amperes Main Di	isconnec	t Switch	
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		
	Insulation A	ged, Extent : .	Moderate, Are	a Affecte	ed : 0%			
	Location:	Throughout						
Thermoplastic	30%			2037	* *	1		
Motor Controllers								
Locally Mounted	100%			2025	\$175,500	5	\$600	

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

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

Asset #: 2588

Electrical	Current Repair	Future	Future Replacement		Maintenance			
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year I FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Ground								
Grounding Devices	1000/	LIEE	* *	_	Ø1 2 00			
Generic	100%	LIFE	* *	5	\$1,200			
Stand-by Power Transfer Switches								
Automatic	100%	2032	* *	1	\$26,200			
Generators	10070	2032		1	\$20,200			
Diesel	100%	2030	\$92,000	1	\$32,900			
	Other Observation, Extent : Modera				¥ = -,			
	Location: Generator Room							
	Explanation: One 300 Kilowatts							
Batteries								
Lead/Acid	100%	2021	\$1,600	5	\$3,100			
Fuel Storage								
Day Tank	50%	2035	**	5	\$7,900			
	Other Observation, Extent: Moderate, Area Affected: 100%							
	Location: Generator Room							
	Explanation: One 75 Gallons							
Main Tank	50%	2042	**	5	\$1,300			
	Other Observation, Extent : Modera	ite, Area Affeci	ed: 100%					
	Location: Generator Room							
T :=1-4:	Explanation: One 275 Gallons							
Lighting Interior Lighting								
Fluorescent	80%	2035	* *	10	\$62,400			
ruorescent	Other Observation, Extent : Light, A		100%	10	\$02,400			
	Location: Throughout The Buildin		100,0					
	Explanation: T-8 Lamps	-8						
Fluorescent	20%	2022	\$291,300	10	\$15,600			
Tuorescent	Other Observation, Extent : Light, A			10	Ψ15,000			
	Location : Throughout The Buildin							
	Explanation: T-12 Lamps	S						
Egress Lighting	<u>,</u>							
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	000/							
No Component	80%	2022	ماد رات	1.2	010.700			
Generic, Digital	20%	2032	* *	1-3	\$10,500			

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

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

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

Asset #: 2588

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date Es (Years)	timated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source	1000/			20.47	* *			
Natural Gas	100%			2047	* *	1		
Conversion Equipment	1000/			2040	* *	1	#04.200	
Steam Boiler	100%	ervation, Exter	ut : Light Ango	2040		1	\$84,200	
	Location Heating	: Power House	-		. 100% - Heat Exchanger	Converts	Hot Water For	
Distribution								
Hot Wtr Piping/Pump	90%			2026	\$116,400	4	\$5,700	
Central Plant Steam Piping/Pmp	10%	Now	\$14,000	2047	* *	4	\$400	
		ent, Extent : Se	vere, Area Affe	ected : 10	9%			
	Location	: Throughout						
Terminal Devices								
Air Handler	5%			2032	* *	1	\$2,600	
Convector/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	5 0/			2025	# (000	•	#100	
Roof	5%			2027	\$6,900	2	\$100	
No Component	95%							
Plumbing								
H/C Water Piping	000/			2027	* *	1		
Brass/Copper	80%			2037		l 1		
Galvanized Steel	20%			2025	\$72,800	1		
Water Heater Gas Fired	100%			2025	\$50,600	2	\$1,200	
Gas Fired		ervation, Exter	ut : Light Argo		\$50,600	2	\$1,200	
		ervation, Exter : Basement	a . Ligni, Area	Ајјестеи	. 10070			
		ion: 2 Units						
HW Heat Exchanger	Бърши	2 Onus						
Steam Fired	100%			2037	* *	4	\$12,600	
Steam I fied		ervation, Exter	t : Light. Area		: 100%	г	Ψ12,000	
		: Basement	o, 11. 00	JJ 1000	· ·			
		ion : 2 Units						
Sanitary Piping	r							
Cast Iron	100%			LIFE	* *	1		
						•		

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

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

Asset #: 2588

Mechanical	Curren	t Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Da Total (Years	te Estimated Cost)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing							
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		
Sump Pump(s)							
Non-Submersible	100%		2027	\$12,700	4	\$1,800	
Fixtures							
Generic	100%						
Vertical Transport							
Elevators							
Geared Traction	100%		LIFE	* *			
	Other Observation,	Extent : Light, Area	Affected	! : 100%			
	Location: Basem	ent To 6th Floor					
	Explanation: 2 U	Inits - Both Not Woki	ing				
Fire Suppression							
Standpipe							
Generic	100%		2027	\$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	
		nt : Moderate, Area A	Affected :	30%			
	Location : Basem	ent					

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

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

Print Date: 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



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

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

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

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

Asset #: 2597

Architecture	Current Repair		Futur	e Replacement	M	aintenance		
System Component Type	% of Total	Fail Date Esti (Years)	mated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls	50 /			LIDE	* *	-	Φ.4.0.0	
Concrete Masonry Unit Masonry: Brick	5%	Now	\$84,000	LIFE LIFE	* *	5 5	\$400 \$13,300	
Masoniy. Brick		Cracks, Extent :				3	\$15,500	
	_	: Throughout	11100001000, 111	200 1199 220				
	Jnt Mortar	Miss/Erod, Ext	ent : Modera	te, Area A	Affected : 50%			
	Location	: Throughout						
Metal Sect. OHD	2%			2032	* *	5	\$900	
Windows								
Metal Clad		Now	\$133,400	2052	**	5	\$7,700	
	_	ed Elements, Ex : Throughout	tent : Modero	ate, Area	Affected: 25%			
		: 1nrougnoui Rusting, Extent	· Moderate	Area Affe	ected : 50%			
		: Throughout	. Moderate, 2	11 eu 1155 e	ciea . 5070			
		ed Finish, Exten	nt : Moderate,	Area Aff	fected : 100%			
	Location	: Throughout						
Metal Louvers	5%			2030	\$4,000	10	\$800	
Roof								
Built-Up (BUR)		Now	\$10,300	2037	* *			
		ctent : Moderate : Over Generat		ea : 20%				
		led, Extent : Mo		Affected	. 25%			
		: Over Generat		1990000				
Roll Roofing	95%	Now	\$59,500	2029	\$59,500	5	\$11,500	
C	Cracking/C	Crumbling, Exte	nt : Moderate	, Area Aj	ffected : 50%		·	
		: Throughout						
		ked, Extent : Mo	derate, Area	Affected	: 50%			
		: Throughout	16.1	1 100	. 1 250/			
		etration, Extent : Third Floor	: Moderate, 2	Area Affe	cted: 25%			
		. Thira Fioor led, Extent : Mo	darata Araa	Affactad	. 100%			
		: Throughout	ueruie, Area	Ајјестей	. 10070			
nterior								
Floors								
Cast in Place Concrete		Now	\$7,000	LIFE	* *	5	\$7,100	
		-	Extent: Mod	erate, Ar	ea Affected : 15%			
	Location			. 4 4	C4-1. 200/			
	_	Crumbling, Exte : 1st Floor, Thr			уестеа : 30%			
Cast in Place Concrete	80%	. 13:11:001, 1111	ougnoui, blui	LIFE	* *	5	\$28,300	
Cast III Flace Concrete	80%			LIFE		3	\$40,300	

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

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

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

Asset #: 2597

Architecture	Current Repair		Futur	Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Concrete Masonry Unit	25%			LIFE	* *	5	\$1,600	
Masonry: Brick	75%	Now	\$48,400	LIFE	* *			
	Paint Peel	ing, Extent	: Moderate, Area	Affected	: 100%			
	Location	: Througho	out					
	Painted Surfaces, Extent : Moderate, Area Affected : 100% Location : Throughout							
Ceilings								
Exposed Concrete	100%	Now	\$108,400	LIFE	* *	5	\$2,500	
_	Cracking/Crumbling, Extent: Moderate, Area Affected: 25%							
	Location	: Through	out					
	Water Penetration, Extent: Light, Area Affected: 20%							
	Location	: 3rd Floor						

Electrical	Current	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts							
Raceway							
Conduit	100%		2027	\$3,900	1		
Panelboards							
Molded Case Bkrs	100%		2026	\$7,800	5	\$300	
	Enclosure Corroded, Location : Through		, Area A <u>j</u>	fected : 30%			
Wiring							
Braided Cloth	90% 2-4	\$7,700	2052	* *	1		
	Insulation Aged, Ext Location : Through		a Affecte	ed : 100%			
Thermoplastic	10%		2027	\$900	1		
Motor Controllers							
Locally Mounted	100%		2025	\$15,000	5	\$100	
Lighting							
Interior Lighting							
Fluorescent	95%		2022	\$23,400	10	\$9,400	
	Other Observation, I	_	Affected	: 100%			
	Location : Through	· ·					
	Explanation: T-12	Lamps					
Incandescent	5%		2022	\$2,900	2		
Egress Lighting							
Emergency, Battery	50%		2022	\$7,600	10	\$1,300	
Exit, Service	50%		2022	\$1,500	1		
Exterior Lighting							
HID	100%		2022	\$42,500	10		
Alarm							

Alarm

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

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

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

Asset #: 2597

Electrical	Current Repair		Future Replacement		Maintenance	
System Component Type	% of Fail Date F Total (Years)	Estimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Alarm						
Fire/Smoke Detection						
No Component	80%					
Generic, Digital	20%	2032	* *	1-3	\$1,300	

Mechanical		Current Repair	Futur	Future Replacement		aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Distribution							
Hot Wtr Piping/Pump	100%		2026	\$16,400	4	\$800	
Terminal Devices							
Convector/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 Obse	ervation, Extent : Light, Area	a Affected	! : 100%			
	Location	: 1st To 3rd Floor					
	Explanati	ion : 1 Freight Unit					
Fire Suppression Standpipe							
Generic	100%		2027	\$43,900	1-5	\$5,700	
Sprinkler	/-			4 -2 ,2 00		4-,.00	
Generic	100%		2037	* *	1-2	\$3,000	

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

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

Page: 28

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		

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



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

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

Asset #: 1955

rchitecture	tecture Current Re		pair Future Replacement			aintenance	
stem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year E FY	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior							
Exterior Walls							
Cast Stone/Terra Cotta	10% Now	\$723,000	LIFE	**	5	\$166,400	
	Broken/Missing Elen		erate, Area	Affected: 20%			
	Location: At Corn	-	Auga Affai	otod . 200/			
	Cracking/Crumbling Location: Through		e, Area Ajjec	nea : 20%			
	Staining/Discoloring		o Area Affe	cted : 50%			
	Location: Through		,, 111 ca 11 ₁ 1 cc	nea . 5070			
	Other Observation, I		Area Affecte	ed : 15%			
	Location : Various						
	Explanation: Brok	en Terracotta Brac	kets At Vari	ous Balconies I	Has Expo	sed The	
	Supporting Steel C	ausing Rusting					
Masonry: Brick	85% Now	\$1,138,900	LIFE	* *	5	\$181,000	
	Efflorescence, Exten		Affected: 1.	5%			
	Location : North A			7 500/			
	Jnt Mortar Miss/Ero Location : At Eleva		te, Area Affe	ected : 50%			
	Staining/Discoloring		lvaa Affacta	4 · 200/			
	Location : North F		неи Ајјестес	1.20/0			
Masonry: Limestone	5% Now	\$242,600	LIFE	* *	5	\$8,000	
Masonry. Entitlestone	Broken/Missing Elen	·		fected · 10%	3	\$8,000	
	Location : Balcony		,,,,				
	Jnt Mortar Miss/Ero		te, Area Affe	ected : 50%			
	Location: Window						
	Staining/Discoloring	, Extent : Moderate	e, Area Affe	cted : 20%			
	Location : Through	nout					
Windows							
Aluminum	80% Now	\$9,069,400	2052	**	5	\$103,800	
	Ctrwt/Balnc Not Fun		ate, Area Afj	tected: 50%			
	Location: Through		Auga Affacts	J. 500/			
	Hardware Missing, I Location : Through		<i>Area А</i> јјесте	a: 30%			
C41			2052	* *	-	¢224 400	
Steel	20% Now	\$2,826,700	2052		5	\$324,400	
	Broken/Missing Elen Location: Through		eruie, Area	Ајјестей: 55%			
	Corrosion/Rusting, I		Area Affecte	ed · 25%			
	Location : Penthou		n cu myecte	a. 20/0			
	Thermally Inefficient		e, Area Affe	cted : 100%			
	Location : Baseme						

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

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

Asset #: 1955

Architecture	Current Repair	M			
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
Exterior					
Parapets					
Cast Stone/Terra Cotta	15% Now \$168,900 Broken/Missing Elements, Extent: Mod Location: Over Ninth Floor Cracking/Crumbling, Extent: Moderate Location: Throughout Jnt Mortar Miss/Erod, Extent: Modera Location: Throughout	e, Area Affected : 15%	5	\$26,800	
Masonry: Brick	75% Now \$312,100 Cracking/Crumbling, Extent: Moderate Location: Penthouses Jnt Mortar Miss/Erod, Extent: Modera Location: South Facade, North Facade	te, Area Affected : 25%	5	\$17,300	
Masonry: Limestone	10% Now \$113,200 Cracking/Crumbling, Extent: Moderate Location: Throughout Jnt Mortar Miss/Erod, Extent: Modera Location: Coping Staining/Discoloring, Extent: Moderate Location: Throughout	LIFE ** e, Area Affected : 20% te, Area Affected : 50%	5	\$2,900	
Roof					
IRMA/Protected Membrane	50% Now \$405,700 Drains Clogged, Extent: Light, Area Aj	2037 **			
	Location: Throughout	jecica . 270			
	Insul Miss/Displaced, Extent: Moderate Location: Throughout Miss/Damaged Flashings, Extent: Mod				
	Location: Throughout				
	Worn/Eroded, Extent : Moderate, Area Location : Throughout	Affected : 100%			
Modified Bitumen	45% Now \$186,500 Alligatoring, Extent: Moderate, Area A Location: Throughout				
	Drains Clogged, Extent: Light, Area Aj Location: 7th Floor East Roof Punct/Tear/Impact Damage, Extent: M		%		
	Location: Throughout		-		
Single Ply Membrane	5% Now \$8,100 Water Penetration, Extent: Moderate, Location: Throughout	2032 ** Area Affected : 10%			
nterior					

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

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

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

Asset #: 1955

rchitecture	Current Repair		Future I	Future Replacement		Maintenance	
ystem Component Type	% of Fail Da Total (Year	ate Estimated Cost s)	Year E FY	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior							
Floors	100/ 37	Φ2.60.600	LIDE	* *	-	#12 C 000	
Cast in Place Concrete	10% Now	\$269,600 lements, Extent : Mod	LIFE		5	\$136,000	
	_	asement - Various Lo		Affectea . 7576			
		ng, Extent : Moderate		cted : 30%			
	0	ighout Sub-basement	33				
	Other Observation	n, Extent : Moderate,	Area Affecte	ed : 80%			
		anical Boiler And Co		O			
	Explanation : St Locations Of Su	eel Utility Covers And b Basement	d Flange As:	sembly Rusted T	hrougho	ut In Various	
Ceramic Tile	5% Now	\$188,400	2030	\$628,100	5	\$15,500	
	O	ing, Extent : Moderate	e, Area Affe	cted : 25%			
	Location : Show						
Marble Panels	5% 0-2	\$117,400	LIFE	**	5	\$23,300	
	Cracking/Crumbli Location : Throi	ng, Extent : Light, Ar	ea Affected	: 10%			
		ignoui Trod, Extent : Light, A	rea Affected	1 · 10%			
	Location : Throi		гей Ајјесіеі	1.1070			
Quarry Tile	5% Now	+ ,	2032	* *	5	\$23,300	
	-	ng, Extent : Light, Ar	ea Affected	: 10%			
	Location : Throi						
Terrazzo	15% Now	. ,	LIFE	**	5	\$72,900	
		s, Extent : Moderate, A us Locations Through		ed : 10%			
77' 17D'1				* *	2	Ф22 200	
Vinyl Tile	10% Now	\$551,100 Extent: Moderate, A	2037 rea Affected		3	\$23,300	
	,	nent And 9th Floor C	55	. 20/0			
		lements, Extent : Moa		Affected: 15%			
	_	nent And 9th Floor C		33			
Vinyl Tile	35%		2032	* *	3	\$81,600	
Vinyl Tile 9" X 9"	10% 0-2	\$71,400	2022	\$714,000	3	\$23,300	
•	Cracking/Crumbli Location : Throi	ng, Extent : Light, Ar ughout	ea Affected	: 10%			
Wood	5% Now	\$106,900	2042	* *	5	\$29,100	
		t Damage, Extent : Li		ffected : 10%		. ,	
	Location : Throi	ighout					

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

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

Asset #: 1955

Architecture	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior								
Interior Walls						_	***	
Ceramic Tile		Now	\$362,000	2036	**	5	\$21,000	
	_	: Showers,	Extent : Moderate Toilets Prominent		gectea : 25% 7th Floor And Var	ious Oth	er Locations	
Granite Panels	_		\$87,700 Extent : Light, Are	LIFE ea Affect	* * ed : 10%			
Marble Panels	5%	0-2	\$87,100	LIFE	* *			
	Cracking/		Extent : Light, Are		ed : 10%			
Plaster	25%	Now	\$876,900	LIFE	* *	5	\$31,500	
	Location Punct/Tea Location Water Pen	n : 9th Floor r/Impact Do n : 9th Floor	umage, Extent : Mo And Stairwells Th Atent : Moderate, A	oderate, hroughou	Area Affected : 30! it	%		
Plaster	55%			LIFE	* *	5	\$69,200	
Ceilings								
AcousTile,Adhered	Broken/M Location Worn/Ero	: Basemen	: Moderate, Area			5	\$31,100	
AcousTileConcealSpLn	10%			2032	* *	5	\$77,700	
AcousTileSusp.Lay-In	Broken/M Location Staining/L	: Basemen	Extent : Moderate			5	\$15,500	
Plaster	Broken/M Location Water Per	n : 9th Floor netration, Ex	\$1,276,100 ents, Extent : Seve ktent : Severe, Area; 7th Floor Office	a Affecte	d : 25%	5	\$291,400	

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

Under 600 Volts

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

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

Asset #: 1955

Electrical	Current Repair		Future Replacement		Maintenance					
System Component Type	% of Total	Fail Date I (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit		
nder 600 Volts										
Service Equipment										
Fused Disc Sw	100%			2047	* *	5	\$1,700			
	Other Obs	Other Observation, Extent: Light, Area Affected: 100%								
	Location	: Electrical	Room Basement							
	Explana	tion : 4000 A	mpere Main Serv	rice						
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			
	On Extend	led Life, Exte	nt : Moderate, A	rea Affec	eted : 100%					
	Location	: Electrical	Room Sub-basen	ient						
Molded Case Bkrs	20%			2027	\$101,900	5	\$2,100			
Raceway					\$101,500		Ψ=,100			
Conduit	80%			2027	\$488,100	1				
Conduit	20%			2047	**	1				
Panelboards	2070			2017						
Fused Disc Sw	10%			2049	* *	5	\$900			
Fused Knife Sw	20%	2-4	\$112,200	2052	* *	5	\$900			
r used refine 5 w			xtent : Moderate		Sected · 100%	3	Ψ			
		: Basement	wem : moderate	, 111 cu 11	<i>feetea</i> : 10070					
F 17 1 0 '41	55%	2-4	#200 500	2052	* *		#2 (00			
Fused Toggle Switch			\$308,500	2052		5	\$2,600			
		Other Observation, Extent : Moderate, Area Affected : 59% Location : Throughout								
		_								
		tion : On Exte	епава Lije				** ***			
Molded Case Bkrs	15%			2043	* *	5	\$1,600			
Wiring										
Braided Cloth	90%	2-4	\$845,900	2052	* *	1				
		Aged, Extent : Throughou	: Moderate, Are t	ea Affecte	ed : 100%					
Thermoplastic	10%			2047	* *	1				
Motor Controllers										
Locally Mounted	80%			2025	\$245,900	5	\$2,200			
Locally Mounted	20%			2040	**	5	\$500			
round	/-						7			
Grounding Devices										
Generic	100%			LIFE	* *	5	\$6,000			
ighting	10070						Ψ0,000			

Lighting

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

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

Asset #: 1955

Electrical	Current Repair	Future	Future Replacement		Maintenance				
System Component Type	% of Fail Date Estimated Control (Years)	ost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority			
Lighting									
Interior Lighting									
Fluorescent	5%	2022	\$347,800	10	\$18,600				
	Compact Fluorescent Light, Extent	: Moderate, A	rea Affected : 100	0%					
	Location: Throughout The Building								
Fluorescent	85%	2032	* *	10	\$316,500				
	Other Observation, Extent : Light, A	Area Affected	: 100%						
	Location : Throughout The Building								
	Explanation: T-8 Lamps								
Fluorescent	10%	2022	\$695,700	10	\$37,200				
	Other Observation, Extent : Light, Area Affected : 60%								
	Location: Throughout The Building								
	Explanation: T-12 Lamps								
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			
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Heating								
Energy Source								
Utility Steam	100%		2047	* *	1			
	Other Observation, Ex	Other Observation, Extent : Light, Area Affected : 100%						
	Location: Basement	•						
	Explanation: Steam	From Con Edisor	ı					
Conversion Equipment								
Pres. Reducing	100%		2030	\$262,500	5	\$24,100		
Valve/LP Steam								
Distribution								
Central Plant Steam	100% Now	\$670,800	2027	\$6,708,400	4	\$20,000		
Piping/Pmp								
1 0 1	Corroded, Extent : Moderate, Area Affected : 100%							
	Location : Sub-basement							
Terminal Devices								
Air Handler	20% Now	\$1,114,700	2037	* *	1	\$45,200		
	Not in Service, Extent : Severe, Area Affected : 100%							
	Location: Sub-basement							
Convector/Radiator	80%		2025	\$1,697,600	1	\$104,900		

Air Conditioning

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

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

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

Asset #: 1955

Current Repair Future Replacement Maintenance					aintenance				
% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit		
•			•	•					
100%			2035	* *	1				
-									
10%			2022	\$82,600	1				
90%									
100%			LIFE	* *	2-5	\$226,400			
100%	Now	\$70,500	2022	\$1,410,200	2	\$9,900			
Broken, Es	ctent : Mod	erate, Area Affecte	ed : 100%						
Location	: Through	out							
15%			2037	* *	1				
85%	Now	\$295,700	2025	\$1,478,300	1				
Corroded,	Extent : M	oderate, Area Affe	cted : 309	%					
Location: Sub-basement									
Other Obs	ervation, E	xtent : Moderate, 2	Area Affe	cted : 25%					
			30						
	-	e Tanks In Poor Co	ondition						
100%			2057	* *	4	\$60,200			
						. , , , , , , , , , , , , , , , , , , ,			
100%	Now	\$145,000	LIFE	* *	1				
				5%					
100%	Now	\$82,600	LIFE	* *	1				
				d : 40%	_				
_	00		55						
100%			2027	\$60,400	4	\$8,600			
				+,	=	+ 5,000			
100%			2032	* *	4	\$16.200			
10070					•	\$10, 2 00			
100%									
	Tixtures. Ex	tent : Severe. Area	Affected	: 100%					
			55						
			LIFE	* *					
100%									
100% Other Obs	ervation. F	xtent : Severe. Are		d : 100%					
Other Obs		xtent : Severe, Are From Sub-basemen	a Affecte		m Grouv	nd To 9th Floor			
	100% 100% 100% 100% 100% 100% 100% 100%	100% 100% 100% 100% 100% 100% Now Broken, Extent: Mod Location: Throughe 15% 85% Now Corroded, Extent: M Location: Sub-base Other Observation, E Location: Roof Explanation: House 100% 100% Now Leak Evident, Extent Location: Sub-base 100% Now Blockage /Clogged, E Location: Various a 100% 100% 100% Obsolete Fixtures, Ex	100% 100% 100% 100% 100% 100% 100% Now \$70,500 Broken, Extent: Moderate, Area Affecte Location: Throughout 15% 85% Now \$295,700 Corroded, Extent: Moderate, Area Affe Location: Sub-basement Other Observation, Extent: Moderate, A Location: Roof Explanation: House Tanks In Poor Co 100% 100% Now \$145,000 Leak Evident, Extent: Moderate, Area A Location: Sub-basement 100% Now \$82,600 Blockage /Clogged, Extent: Severe, Area A Location: Various Roof Drains 100% 100%	100% 2035	100% 2035 ** 100% 2035 ** 100% 2022 \$82,600 100% LIFE ** 100% Now \$70,500 2022 \$1,410,200 Broken, Extent : Moderate, Area Affected : 100% Location : Throughout Location : Sub-basement	Now Same Sub-basement Sub-ba	Not Fail Date Estimated Cost FY Estimated Cost Cycle (Yrs)		

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.

Asset #: 1955

Mechanical	Current Repa	Current Repair		Future Replacement		Maintenance		
System Component Type	% of Fail Date Est Total (Years)	imated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
ire Suppression								
Standpipe								
Generic	100% Now	\$82,600	2037	* *	1-5	\$144,000		
	Corroded, Extent: Mode	Corroded, Extent : Moderate, Area Affected : 25%						
	Location : Sub-basemer	nt .						
Sprinkler								
No Component	95%							
Generic	5%		2037	* *	1-2	\$5,700		
	Other Observation, Exten	Other Observation, Extent : Light, Area Affected : 100%						
	Location : Sub-basemer	nt						
	Explanation : Limited C	loverage						

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

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

Page: 37

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

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

Interior Architecture Electrical	\$13,600 \$33,300	\$5,500	\$5,100 \$57,600	\$3,200 \$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



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

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

Asset #: 1941

Architecture	Current Repair	Future Replace	ement	М	aintenance	
System Component Type	% of Fail Date Estimate Total (Years)	ed Cost Year Estimate FY	ed Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior						
Exterior Walls						
Masonry: Brick	90% Now \$66 Diagonal Cracks, Extent: Mod Location: East Facade Misaligned/Bulging, Extent: S Location: East Facade		* *	5	\$70,400	
	Water Penetration, Extent: Mo	**	6			
	Location: East Facade, Blue					
Metal Panel	5%	2048	* *	5-10	\$26,900	
Pre-Cast Concrete	5% Now \$4 Jnt Mortar Miss/Erod, Extent: Location: Window Sills Open Joints, Extent: Moderate Location: Window Sills		* * 50%	5	\$12,700	
Windows						
Aluminum	85% Now \$3 Broken/Missing Elements, Exter Location: Throughout, Cover Water Penetration, Extent: Mo Location: Throughout	rd In Plywood		5	\$7,500	
Aluminum	15% Now \$1 Broken/Missing Elements, Exte Location: Clearstories Water Penetration, Extent: Se Location: Clearstories		**	5	\$1,300	1
Roof						
Modified Bitumen	100% Now \$68 Blisters, Extent: Moderate, Arc Location: Throughout Ponding, Extent: Severe, Area Location: Around Roof Drain Water Penetration, Extent: Lig Location: Flashing At Clears	Affected : 15% rns rht, Area Affected : 20%	* *			
Soffits						
Stucco Cement	100%	2033	* *	5		
Interior Floors						
Cast in Place Concrete	70%	LIFE	* *	5	\$156,000	
Ceramic Tile	5% 2-4 \$3 Deteriorated Finish, Extent : M Location : Throughout Bathro		**	5	\$2,500	
Vinyl Tile	25% Now \$22 Cracking/Crumbling, Extent: I Location: Throughout	25,800 2038 Moderate, Area Affected : 2	**	3	\$9,600	

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

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

Asset #: 1941

Architecture		Current Re	epair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date 1 (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Cast in Place Concrete	2%			LIFE	* *			
Ceramic Tile	5%			2031	* *	5	\$6,600	
Concrete Masonry Unit			\$251,800	LIFE	* *	5	\$43,500	
	0		nt : Moderate, Ar Vhite Section And	-				
Gypsum Board	10%			LIFE	* *	5	\$7,900	
Ceilings								
AcousTileSusp.Lay-In	10%			2033	* *	5	\$10,100	
	Staining/L	Discoloring, I	Extent : Moderate	, Area Ą	ffected : 5%			
	Location	: Kitchen						
Exposed Struc: Steel	75%			LIFE	* *			
Fiber Board	15%			2028	\$103,200			
Site Enclosure								
Fence/Gates								
Chain Link	Impact Do	Now amage, Exten a : Parking L	\$19,500 t : Moderate, Are ot	2038 ea Affecte	* * ed : 5%			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2041	* *			
	_	_	Extent : Light, Ard	ea Affect	ed : 2%			
	Location	: Throughor	ut					
Parking/Driveway	4000/			• • • •				
Asphalt	100%			2037	**			
		Crumbling, I i : Throughor	Extent : Light, Arc ut	ea Affect	ed : 5%			
Activity Yard								
Asphalt	75%		\$1,700	2031	* *			
	0	_	Extent : Light, Arc	ea Affect	ed : 5%			
	Location	i : Basket Ba	ll Court					
Cast in Place Concrete	25%			2041	* *			

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

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

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

Asset #: 1941

Electrical	Curre	nt Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail D Total (Year	ate Estimated Cost 's)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts							
Switchgear / Switchboard	0.40/ 2.4	¢107.000	2050	* *	-	¢100	
Fused Knife Sw	Location : Elect	Extent : Moderate, Ai		Gected : 100%	5	\$100	
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	
		Extent: Moderate, Ai	rea Affec	eted : 100%			
		loor Electrical Closet					
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	10070		2020	\$150,000		Ψ300	
Grounding Devices							
Generic	100%		LIFE	* *	5	\$1,100	
Lighting	10070		<u> </u>			Ψ1,100	
Interior Lighting							
Fluorescent	13%		2033	* *	10	\$8,900	
	Other Observation Location : Office Explanation : T-		Affected	! : 100%			
Fluorescent	5%		2028	\$64,300	10	\$3,400	
		Fixtures, Extent : Ligh ughout The Building	t, Area A	ffected : 100%			
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 Alarm	70%						

Alarm

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

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

Asset #: 1941

Electrical	Current Repai	r Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Esti Total (Years)	mated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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 Rep	air	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Es (Years)	timated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2048	* *	1		
			nt : Light, Area	Affected	: 5%			
		: Spinkler Ser						
	Explanat	ion : With Gas	s Booster Pump	<u> </u>				
Conversion Equipment								
Hot Water Boiler	100%			2033	* *	1	\$37,100	
	-		Extent : Light, A	rea Affec	eted : 100%			
	Location	: Boiler Room	ı					
Distribution								
Hot Wtr Piping/Pump	100%			2036	* *	4	\$3,700	
Terminal Devices								
Air Handler	50%			2028	\$514,900	1	\$23,200	
Convector/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			
	Location				d : 33% f 18 Split Units Ha	ve Multi _l	ple Mechanical	
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		
11	Damaged,	Extent : Mode	rate, Area Affe	cted : 10	0%			
	Location	: Boiler Room	ı, Defective Do	mestic He	ot Water Mixing Vo	alve		

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

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

Asset #: 1941

Mechanical	Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing						
Water Heater					** ***	
Gas Fired	100%	2026	\$44,700	2	\$1,100	
	Recent Installation, Extent: Light, Are	a Affected	: 100%			
	Location: Kitchen	16641	. 1000/			
	Other Observation, Extent : Light, Area Location : Kitchen	а Ајјестеа	: 100%			
	Explanation: 2-250 Gallon For Kitch	han				
HW Heat Exchanger	Explanation . 2-230 Gatton For Kitch	nen				
HTHW/HW	100%	2038	* *			
11111 ***/11 ***	Other Observation, Extent : Light, Are.		: 100%			
	Location: Boiler Room					
	Explanation: 2-350 Gallon Tanks					
Sanitary Piping	-					
Cast Iron	100%	LIFE	* *	1		
	Recent Repair Evident, Extent: Light,	Area Affe	cted : 100%			
	Location : Underground					
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		
	Other Observation, Extent : Light, Area	a Affected	: 100%			
	Location: Side Yard	E D (D 00			
G P	Explanation : Storm Detention Basin	For Roof	Runoff			
Sump Pump(s) Non-Submersible	100%	2020	¢11 200	4	¢1.600	
Sewage Ejector(s)	100%	2028	\$11,200	4	\$1,600	
Electric	100%	2028	\$21,100	4	\$3,000	
Fixtures	10070	2020	Ψ21,100		\$5,000	
Generic	100%					
Fire Suppression	10070					
Sprinkler						
Generic	100%	2038	* *	1-2	\$21,000	
Chemical System						
No Component	98%					
Generic	2%	2026	\$500	1-3	\$100	
	Other Observation, Extent : Light, Are	a Affected	: 2%			
	Location: Kitchen					
	Explanation: For Hoods					

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

Maintenance \$ are aggregated over a 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 : 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



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

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

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

Asset #: 3012

Architecture	Current	Repair	Future	Replacement	М	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior							
Exterior Walls	5 0/		LIEE	* *	_	¢24.700	
Cast Stone/Terra Cotta Masonry: Brick	5% 95% Now	\$53,100	LIFE LIFE	* *	5 5	\$34,700 \$84,400	
Masonry. Brick	Expansion Int Failur				3	\$64,400	
	Location : Through		, 111 ca 11	gyeerea . 570			
	Horizontal Cracks, E		Affected :	2%			
	Location: Window		55				
	Staining/Discoloring	, Extent : Light, Ar	ea Affecte	d : 5%			
	Location : Below C	utter Leaks					
Windows	1000/		2045	* *	~	¢10.200	
Aluminum	100%		2045	* *	5	\$19,300	
Parapets Metal Panel	10%		2049	* *	5	\$1,700	
Metal Rail	90%		2042	* *	5-10	\$72,100	
Roof	70.0					ψ, 2 ,100	
Metal Panel	35% 2-4	\$5,300	2042	* *			
	Gut/DS Non Func/M	iss, Extent : Light,	Area Affec	cted : 5%			
	Location : Gutter I						
	Water Penetration, I		Affected:	2%			
	Location : Rear En	trance					
Modified Bitumen	65%		2029	\$590,200	10	\$41,700	
	Blisters, Extent : Lig		2%				
	Location : Through						
	Patching Evident, Ex Location: Through		rea Affecte	ed : 10%			
Soffits	Locuiton : Through	oui					
Cast in Place Concrete	50%		LIFE	* *	5	\$9,100	
Stucco Cement	50% 2-4	\$5,500	2042	* *	5	\$2,300	
	Cracking/Crumbling	, Extent : Moderate	e, Area Aff	fected : 5%			
	Location : Rear En						
	Water Penetration, E		Area Affec	ted : 5%			
-	Location : Rear En	trance					
terior							
Floors Cast in Place Concrete	5%		LIFE	* *	5	\$11,300	
Cast in Trace Concrete Ceramic Tile	10%		2038	* *	5	\$10,400	
Ceranne The	Worn/Eroded, Exten	t : Light, Area Affe		,)	3	Ψ10,400	
	Location : Through						
Vinyl Tile	85%		2029	\$779,900	3	\$33,000	
v myr rme	Worn/Eroded, Exten	t : Light, Area Affe			J	ψ33,000	
	Location : Through						
Interior Walls							
Cast in Place Concrete	5%		LIFE	* *			
Ceramic Tile	5%		2032	* *	5	\$7,100	
Concrete Masonry Unit			LIFE	* *	5	\$8,500	
Gypsum Board	75%		LIFE	* *	5	\$63,600	

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

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

Asset #: 3012

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								
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	* *			
		ted Finish, I 1 : West Side	Extent : Light, Area ?	a Affecte	d : 10%			
Retaining Walls								
Cast in Place Concrete	100%			2064	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2042	* *			
On-Site Walkways								
Cast in Place Concrete	100%			2042	* *			
Parking/Driveway								
Asphalt	100%			2038	* *			
Activity Yard								
Asphalt	20%			2038	* *			
Cast in Place Concrete	40%			2042	* *			
Pavers/Stone	20%			2038	* *			
Rubber Matting	20%			2034	* *			

ectrical	Current Repair	Current Repair Future Repl		acement Maintenance			
stem Component Type	% of Fail Date Estima Total (Years)	ted Cost Year Estim FY	ated Cost	Cycle (Yrs)	Estimated Cost	Priorit	
der 600 Volts							
Service Equipment							
Fused Disc Sw	100%	2049	* *	5	\$300		
	Other Observation, Extent: L	ight, Area Affected : 100%	\acute{o}				
	Location : Electrical Room						
	Explanation : 1- 1200, 2- 80	0 Amperes Main Disconn	ect Switch				
Switchgear / Switchboard	-						
Fused Disc Sw	100%	2049	* *	5	\$300		
Raceway							
Conduit	100%	2049	* *	1			
Panelboards							
Fused Disc Sw	5%	2045	* *	5	\$100		
Molded Case Bkrs	95%	2045	* *	5	\$1,700		
Wiring							
Thermoplastic	100%	2049	* *	1			
Motor Controllers							
Locally Mounted	100%	2042	* *	5	\$500		

Ground

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

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

Asset #: 3012

Electrical	Current Repair	Future Rep	lacement	Maintenance				
System Component Type	% of Fail Date Estima Total (Years)	ted Cost Year Estin FY	nated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Ground								
Grounding Devices				_				
Generic	100%	LIFE	* *	5	\$1,000			
Lighting								
Interior Lighting Fluorescent	5%	2034	* *	10	\$2.200			
Fluorescent	5% Compact Fluorescent Light, E			10	\$3,200			
	Location: Throughout The I		ей . 100/0					
Fluorescent	95%	2037	* *	10	\$60,300			
Fluorescent	T-8 Lamps And Fixtures, Exte		. 100%	10	\$00,300			
	Location: Throughout Build	-	. 10070					
Egress Lighting	Zeedinen i Im enghem Zum	8.						
Emergency, Battery	50%	2034	* *	10	\$8,300			
Exit, Service	50%	2034	* *	1	40,200			
Exterior Lighting								
HID	40%	2029	\$108,900	10	\$100			
	Other Observation, Extent : L Location : Building Back Ex		%					
	Explanation : Fixtures Are I	Mounted On The Building	Walls.					
HID	20%	2029	\$54,500	10				
	Other Observation, Extent: Light, Area Affected: 100% Location: Within Yard Area. Explanation: HID Pole Mounted Fixtures Are Installed In The Yard Area.							
N. C.		untea Fixtures Are Instati	ea in The 10	ira Area.				
No Component	40%							
Lightning Protection Arresters/Cabling								
Generic	100%	2044	* *	5	\$2,000			
Alarm	10070	2011			Ψ2,000			
Security System								
No Component	70%							
Generic	30%	2034	* *	1	\$7,800			
	Other Observation, Extent : L Location : Building Interior.	0	%					
	Explanation : CCTV System							
Fire/Smoke Detection	•	-						
Generic, Digital	100%	2034	* *	1-3	\$42,600			

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

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

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

Asset #: 3012

Mechanical		Current Repair		Future Replacement		Maintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Conversion Equipment							
Hot Water Boiler	100%		2046	**	1	\$34,200	
		place Evident, Extent : Light, i : Basement Boiler Room	Area Aff	ected : 100%			
		: : Баѕетені Бонег коот servation, Extent : Light, Area	Affactad	1 · 1000/			
		iervation, Extent : Light, Area i : Boiler Room	Ајјестец	. 100/0			
		tion: 2 Units					
Distribution	Z.i.p.tai.ta						
Hot Wtr Piping/Pump	100%		2037	* *	4	\$5,100	
Terminal Devices							
Convector/Radiator	100%		2034	* *	1	\$22,300	
Air Conditioning							
Energy Source							
Electricity	100%		2037	* *	1		
Conversion Equipment	100/	NI 07.200	2020	¢1.44.200			
Split Unit		Now \$7,200 xtent : Severe, Area Affected :	2029	\$144,200			
	Location		10070				
Window/Wall Unit		<u> </u>	2024	¢00.500	1		
	70% 20%		2024	\$98,500	1		
No Component Ventilation	2070						
Distribution							
Ductwork/Diffusers	50%		LIFE	* *	2-5	\$19,300	
No Component	50%					4-2,000	
Exhaust Fans							
Roof	100%		2029	\$112,100	2	\$2,100	
Plumbing							
H/C Water Piping							
Galvanized Steel	100%		2034	* *	1		
HW Heat Exchanger	4000/					.	
Steam Fired	100%		2055	**	4	\$6,800	
		servation, Extent : Light, Area 1 : Boiler Room	Ајјестеа	t : 100%			
		i . Botter Koom tion : Hot Water Coils In Boil	or				
Sanitary Piping	Елриини	non . Hoi water Cous in Bott	<u> </u>				
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping	10070						
Cast Iron	100%		LIFE	* *	1		
Backflow Preventer							
Generic	100%		2034	* *	1	\$4,200	
Fixtures							
Generic	100%						
Vertical Transport							

Vertical Transport

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

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

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DEPT. OF HOMELESS SERVICES - 071 BRIARWOOD FAMILY RESIDENCE

Asset #: 3012

Mechanical	Current Repair	Future R	eplacement	M		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Es	timated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport						
Elevators						
Hydraulic	100%	LIFE	* *			
	Other Observation, Extent : Light, Area	a Affected : 10	00%			
	Location: Basement To 2nd Floor					
	Explanation: 1 Unit					
Fire Suppression						
Sprinkler						
Generic	100%	2039	* *	1-2	\$19,400	

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

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

Print Date: 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. Estimates are rounded to the nearest hundred dollars.

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

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

Asset #: 4454

Architecture		Current Repair Future Replacement			M			
System Component Type		ail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	Location: Spalling, Ex. Location: Worn/Erode	rumbling, Througho tent : Moo Areaway. d, Extent	\$25,500 Extent : Moderate out derate, Area Affect s At North Facade : Light, Area Affec s At North Facade	ted : 25%	6	5	\$4,100	
Stucco Cement	75%			2043	* *	5	\$30,500	
Windows								
Aluminum	Location:	Not Fund Throughd ken/Craci	ked, Extent : Mode			5	\$2,900	
Parapets								
Metal Panel	10%			2060	* *	5	\$1,500	
Stucco Cement	90%			2050	* *	5	\$9,200	
Roof Modified Bitumen Skylight, Metal/Glass	95% 5% Cracking/Cr Location:	umbling,	\$8,300 Extent : Light, Are	2035 2050 ea Affect	* * * * ed : 2%	10	\$20,400	
nterior		, ,						
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	\$4,300	
Ceramic Tile	5% Cracking/Cr Location:	_	\$2,000 Extent : Moderate	2039 , Area A	* * ffected : 5%	5	\$500	
Quarry Tile	5%			2043	* *	5	\$1,500	
Vinyl Tile	Location : Cracking/Cr Location :	tilure, Ext Throught rumbling, Throught strate, Ex	Extent : Moderate out tent : Moderate, A	, Area A	ffected : 15%	3	\$6,200	
Interior Walls								
Ceramic Tile	Location:	umbling,	\$2,100 Extent : Light, Are out	2039 ea Affect	* * ed : 5%	5	\$700	
Concrete Masonry Unit	5%			LIFE	* *	5	\$1,200	
Gypsum Board	70%			LIFE	* *	5-10	\$35,500	
Masonry: Fieldstone	20%			LIFE	* *	10	\$2,400	

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

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

Asset #: 4454

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								
AcousTileSusp.Lay-In	25%			2035	* *	5	\$4,900	
Gypsum Board	75%	Now	\$3,100	LIFE	* *	5	\$18,400	
	Loose/Del	am Surface	, Extent : Moderat	e, Area A	Affected : 2%			
	Location	: Second I	Floor					
Site Enclosure								
Fence/Gates								
Chain Link	100%			2050	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2035	* *			
	Cracking/	Crumbling,	Extent : Moderate	, Area A	ffected : 15%			
	Location	: Through	out					
On-Site Walkways								
Cast in Place Concrete	100%			2035	* *			
Parking/Driveway								
Asphalt	100%			2039	* *			
-	Cracking/	Crumbling,	Extent : Moderate	, Area A	ffected : 10%			
		: Through			-			

Electrical	Current Repair	Future Replac	ement	М	aintenance	
System Component Type	% of Fail Date Estimated (Total (Years)	Cost Year Estimat FY	ed Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2040	* *	5	\$100	
	Other Observation, Extent : Light,	Area Affected : 100%				
	Location : Electrical Room					
	Explanation: Main Service Swite	ch Rated At 400 Ampere	es			
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

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

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

Asset #: 4454

Electrical	Current Repair	Futur	e Replacement	Maintenance				
System Component Type	% of Fail Date Estimate Total (Years)	ated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Lighting								
Interior Lighting								
Fluorescent	5%	2030	\$11,500	10	\$600			
	Other Observation, Extent :	0	! : 100%					
	Location: Throughout The	- C						
	Explanation: T-12 Lamps	Type Fixtures.						
Fluorescent	90%	2035	* *	10	\$11,100			
	Other Observation, Extent:	Light, Area Affected	! : 100%					
	Location: 1st Floor							
	Explanation: T-8 Lamps							
Incandescent	5% 2-4	\$11,500 2040	* *	2				
	Other Observation, Extent:	Light, Area Affected	! : 100%					
	Location : Throughout The	Building						
	Explanation : Obsolete Inc	andescent Fixtures.						
Egress Lighting								
Emergency, Battery	50%	2030	\$9,400	10	\$1,600			
Exit, Service	50%	2030	\$2,300	1				
Exterior Lighting								
HID		\$15,800 2040	* *					
	Other Observation, Extent :		! : 100%					
	Location : Building Exterior							
	Explanation: Fixtures Are	Old And Do Not Op	perate.					
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			
	Other Observation, Extent: Light, Area Affected: 100%							
	Location : Building Interior							
-	Explanation : Fire Alarm S	ystem Is Obsolete S	ystem.					

Mechanical	Current Repair	Future F	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimate Total (Years)	d Cost Year E FY	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Natural Gas	100%	2040	* *	1		
Conversion Equipment						
Hot Water Boiler	100%	2028	\$100,900	1	\$6,600	
	On Extended Life, Extent: Mod	erate, Area Affectea	d: 100%			
	Location: Basement					
	Other Observation, Extent : Lig	ht, Area Affected : I	100%			
	Location : Boiler Room					
	Explanation: 1 Unit At 310,00	00 BTU / HR				

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

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

Asset #: 4454

Mechanical Current		epair	Future Replacement			Maintenance		
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Heating								
Distribution								
Hot Wtr Piping/Pump	100%		2038	* *	4	\$1,000		
Terminal Devices								
Convector/Radiator	100%		2035	* *	1	\$4,300		
Air Conditioning								
Energy Source	1000/		• • • • •					
Electricity	100%		2038	* *	1			
Conversion Equipment								
Ext Pkg Unit -	20%		2038	* *	2	\$200		
Heating/Cooling	n (n 1 E:1		1 100	. 1 1000/				
	Recent Replace Evider Location: Roof	nt, Extent : Light, .	агеа Ајје	ectea : 100%				
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	1000/		2025	* *				
Galvanized Steel	100%		2035	* *	1			
Water Heater	1000/		2020	ΦΩ ΩΩΩ	2	#200		
Gas Fired	100%	I :- I.4 A	2028	\$8,000	2	\$200		
	Other Observation, Ex Location: Basement							
	Explanation : 2 Unit Storage For Kitchen		irpose 20	00 Gallon Storage	And One	75 Gallon		
Sanitary Piping								
Cast Iron	100%		LIFE	* *	1			
Storm Drain Piping								
Cast Iron	100%		LIFE	* *	1			
Fixtures								
Generic	100%	~						
	Obsolete Fixtures, Ext Location : Througho		Affectea	! : 100%				
Fire Suppression								
Sprinkler								
Generic	100%		2040	* *	1-2	\$3,800		
Chemical System								
No Component	98%							
Generic	2%		2025	\$500	1-3	\$100		

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

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

Print Date: 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

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



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

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

Asset #: 53

Architecture	Current Repair		Futur	e Replacement	M			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls	1000/			LIEE	* *	5	\$00.000	
Masonry: Brick	100%			LIFE	* *	5	\$88,800	
Windows Aluminum	75%	2-4	\$315,700	2044	* *	5	\$7,200	
Alullillulli			\$313,700 nt : Moderate, Area			3	\$7,200	
	-		out Apartment Win					
		_	Extent : Moderate, 2		ected : 30%			
		_	out Apartment Win					
			: Moderate, Area		: 40%			
		: Through	out Apartment Win					
Aluminum	25%			2044	* *	5	\$4,800	
Parapets	500 /			TIPE	ماد رائ	_	#2.2 00	
Masonry: Brick	50%			LIFE	* *	5	\$2,200	
Metal Panel	5%	2.4	ФО 200	2048	* *	5	\$900	
Metal: Cage/Fence	45%	2-4	\$8,300 Extent : Moderate, A	2033		5	\$6,400	
		: Through		нгеа Ајје	ciea : 25%			
		_	oui Extent : Moderate,	Area Afi	fected : 50%			
		: Through		217 Cu 21jj	ecieu . 5070			
Roof								
Metal Panel	25%			2041	* *	10	\$29,400	
Modified Bitumen	Location Patching I Location Ponding, I	: Lower O Evident, Ex : Main Ro	ht, Area Affected :	Iffected :				
Interior								
Floors						_		
Cast in Place Concrete		Now	\$2,200	LIFE	**	5	\$22,600	
			ents, Extent : Ligh g Room In Baseme		ffected : 2%			
G : T''					* *		Φ2 (00	
Ceramic Tile		Now issing Elem	\$5,200 ents, Extent : Ligh	2031 t, Area A		5	\$2,600	
	Location	: Bathroon	ns Throughout					
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					at •	_	0.15 5 0 5	
Exposed Concrete	75%			LIFE	* *	5	\$12,200	
Gypsum Board	25%			LIFE	* *	5	\$32,600	

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

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

Asset #: 53

Architecture		Current Repair Future		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date Estin (Years)	nated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
ite Enclosure								
Fence/Gates								
Chain Link	60%			2048	* *			
	Other Obse	ervation, Extent :	Light, Area	Affected	: 100%			
	Location	: Building Perim	eter					
	Explanati	ion : Steel Mesh	Style Fence					
Iron Picket	40%	4+	\$500	2063	* *			
	Broken/Mis	ssing Elements, H	Extent : Light	t, Area A	ffected : 5%			
	Location	: Central Play Y	ard	-				
ite Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2033	* *			
On-Site Walkways								
Asphalt	25%	4+	\$300	2031	* *			
	Cracking/C	Crumbling, Exten	t : Light, Are	ea Affecte	ed : 5%			
	Location	: Garden Walk A	lrea					
Cast in Place Concrete	75%			2041	* *			
Parking/Driveway								
Asphalt	100%	4+	\$4,700	2031	* *			
	Cracking/C	Crumbling, Exten	t : Light, Are	ea Affecte	ed : 15%			
	Location	: Parking Lot Ar	rea					
	Ponding, E	xtent : Light, Are	ea Affected :	15%				
	Location	: Parking Lot Ar	rea					
Activity Yard								
Rubber Matting	100%			2033	* *			

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

Ground

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

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

Asset #: 53

Electrical	ctrical Current Repair Future R		e Replacement	М	Maintenance		
System Component Type		il Date Estimated Cost Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground							
Grounding Devices							
Not Accessible	100%						
Lighting							
Interior Lighting							
LED	100%		2033	* *			
Egress Lighting							
Emergency, Battery	40%		2028	\$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% N	. ,	2068	* *	5	\$1,000	
		ation, Extent : Moderate, A	Area Affe	ected : 2%			
	Location : R	·					
	Explanation	: A Lightning Rod Is Disc	onnected	d From Equipment	And Is L	aying On Floor.	
Alarm							
Security System							
No Component	70%						
Generic	30%		2028	\$61,400	1	\$7,300	
		ation, Extent : Light, Area	Affectea	! : 100%			
	Location : H	•					
	Explanation	: CCTV Surveillance Can	iera Syst	'em			
Fire/Smoke Detection							
Generic, Analog	100%		2028	\$700,200	1-3	\$40,000	
		ation, Extent : Light, Area	Affectea	! : 100%			
		Throughout The Building				_	
	Explanation	: Strobe Lights, Alarm Be	lls, Man	ual Pull Station An	d Smoke	Detectors	

Mechanical	chanical Current Repair		air	Future Replacement		Maintenance			
System Component Type		Fail Date Es (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Heating									
Energy Source									
Natural Gas	100%			2048	* *	1			
Conversion Equipment									
Hot Water Boiler	45%	Now	\$11,000	2033	* *	1	\$13,000		
	Leak Evider	nt, Extent : M	loderate, Area A	Iffected :	: 10%				
	Location :	: Basement							
	Other Obse	rvation, Exte	nt : Light, Area	Affected	! : 100%				
		: Basement	9 -	55					
	Explanation	on: 2 Units							
Hot Water Boiler	55%			2041	* *	1	\$17,600		

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

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

Asset #: 53

Mechanical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating Distribution Hot Wtr Piping/Pump	Leak Evide		\$4,900 : Moderate, Area 2 er Return Line	2036 Affected .	**	4	\$3,200	
Terminal Devices Air Handler			\$53,400 t : Severe, Area Aff	2033 fected : 7	* *	1	\$7,200	
Convector/Radiator	80%			2033	* *	1	\$16,800	
Air Conditioning Energy Source Electricity	100%			2044	* *	1		
Conversion Equipment Window/Wall Unit No Component	25% 75%			2023	\$33,000	1		
Ventilation Distribution Ductwork/Diffusers No Component	40% 60%			LIFE	* *	2-5	\$14,500	
Exhaust Fans Interior	Abandone	Now d in Place, : Basemen	\$4,500 Extent : Moderate,	2028 , Area A <u>j</u>	\$45,100 fected : 30%	2	\$300	
Roof	Broken, Ex Location Malfunction Location	: Roof oning, Exte : Roof cating, Exte	\$16,800 lerate, Area Affecte nt : Moderate, Area ent : Moderate, Are	a Affecte	d : 30%	2	\$1,300	
Plumbing		<u> </u>						
H/C Water Piping Brass/Copper		2-4 Extent: M : Booster	\$8,000 Toderate, Area Affe Pump	2048 cted : 10	**	1		
Galvanized Steel	15%			2041	* *	1		
Sanitary Piping Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping Cast Iron	100%			LIFE	* *	1		
Sump Pump(s) Non-Submersible	100%			2028	\$9,700	4	\$1,400	
Sewage Ejector(s) Electric Backflow Preventer	100%			2028	\$18,200	4	\$2,600	
Generic Generic	100%			2033	* *	1	\$4,000	

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

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

Asset #: 53

Mechanical	Current Repair	Future Repla	cement	Maintenance	
System Component Type	% of Fail Date Estima Total (Years)	ted Cost Year Estima FY	ted Cost Cycl (Yrs	e Estimated Cost)	Priority
Plumbing					
Fixtures					
Generic	100%				
Vertical Transport					
Elevators					
Hydraulic	100%	LIFE	* *		
•	Other Observation, Extent : I	ight, Area Affected : 100%			
	Location: Basement To 2nd	l Floor			
	Explanation: One Unit				
Fire Suppression					
Sprinkler					
Generic	100%	2038	* * 1-2	\$18,200	

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

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

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Print Date: 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

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



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

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

Asset #: 3014

Architecture	Current Repair		Futur	e Replacement	M	aintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior								
Exterior Walls								
Cast in Place Concrete	10%			LIFE	* *	5	\$24,400	
Masonry: Brick	80%	2-4	\$122,600	LIFE	* *	5	\$39,000	
	-		Extent : Moderate, Line At Third Flo		fected : 5%			
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	
		issing Elem : Coping	ents, Extent : Seve	re, Area	Affected : 20%			
Metal Rail	80%			2041	* *	5-10	\$21,700	
Roof								
Modified Bitumen	Blisters, E Location Insul Dete Location Ponding, L Location Vegetation Location Water Pen	: First Flo r/Miss, Exto : First Flo Extent : Mo : First Flo a Growth, E : First Flo	ent : Severe, Area or Roof derate, Area Affec or Roof xtent : Severe, Are or Roof xtent : Severe, Are	Affected ted : 10% ea Affecte	6 ed : 10%			
Soffits	7.50/			TIPE	* *	-		
Cast in Place Concrete	75% 25%			LIFE LIFE	* *	5 1		
Glass: Special Gauge tterior Floors Cast in Place Concrete	65% Water Pen		\$12,500 ktent : Moderate, 2	LIFE	* *	5	\$125,900	
		: First Flo	or Dorm				*	
Ceramic Tile	5%			2037	* *	5	\$4,400	
Quarry Tile	5%	_		2041	**	5	\$6,600	
Vinyl Tile			\$39,200 : Moderate, Area out	2028 Affected	\$196,100	3	\$8,300	
Interior Walls		-						
Ceramic Tile	5%			2037	* *	5	\$5,000	
Concrete Masonry Unit	75%			LIFE	* *	5	\$30,100	
Gypsum Board	20%			LIFE	* *	5	\$12,000	

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

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

Asset #: 3014

Architecture		Current I	Repair	Futur	e Replacement	M	aintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Interior Ceilings										
AcousTileSusp.Lay-In	20%	Now	\$3,000	2033	* *	5	\$8,900			
1 7	Broken/M	issing Elem	nents, Extent : Mod	erate, Ar	ea Affected : 2%					
	Location	Location : Office Space								
	Staining/L	Staining/Discoloring, Extent: Moderate, Area Affected: 2%								
	Location	: Office								
	Water Per	etration, E	xtent : Moderate, A	1rea Affe	ected : 2%					
	Location	: Office								
Exposed Concrete	80%	4+	\$47,500	LIFE	* *	5	\$11,100			
F	Staining/L	Discoloring,	, Extent : Moderate		ffected : 2%		, ,			
	Location	: Corridoi	,							
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%		\$63,600	2031	* *					
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10% Location : Throughout									
	Potholes, Extent : Moderate, Area Affected : 2%									
		: Through								
	Sinking/Subsiding, Extent: Moderate, Area Affected: 10%									
	Location	: Through	out							

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

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

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

Asset #: 3014

Electrical		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Panelboards								
Fused Disc Sw	5%			2027	\$3,500	5	\$100	
Molded Case Bkrs	75%		\$52,600	2053	* *	5	\$600	
			tent : Moderate, Ai out The Building	rea Affec	eted : 100%			
Molded Case Bkrs	15%			2036	* *	5	\$200	
Molded Case Bkrs	5%			2050	* *	5	\$100	
Wiring								
Braided Cloth	20%	2-4	\$16,100	2053	* *	1		
		_	ent : Moderate, Are	a Affecte	ed : 100%			
	Location	: Through	out The Building					
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	1000/				* *	_	4000	
Generic	100%			LIFE	* *	5	\$900	
tand-by Power								
Transfer Switches	100%			2041	* *	1	\$18,200	
Automatic Generators	100%			2041		1	\$10,200	
Diesel	100%			2037	* *	1	\$22,900	
Diesei	Other Obs Location	: Outside	Extent : Moderate, A	Area Affe		1	\$22,900	
D. //	Explana	tion : Emer	gency Generator R	ated At	80 Kilowatts			
Batteries	1000/			2022	¢1 (00	5	¢2 200	
Lead/Acid	100%			2022	\$1,600	5	\$2,200	
Fuel Storage Main Tank	100%			2043	* *	-	¢1 700	
iviain Tank	Other Obs Location	: Outside	Extent : Moderate, A	Area Affe		5	\$1,700	
Lighting	Explana	tion : No A	vailable Rating Ca _l	pacity				

Lighting

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

Estimates are rounded to the nearest hundred dollars.

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

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

Asset #: 3014

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

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

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

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

Asset #: 3014

Mechanical		Current Repair		Future Replacement		Maintenance			
system Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
eating									
Terminal Devices									
Convector/Radiator	100%			2041	* *	1	\$19,100		
	Recent Re	pair Evider	nt, Extent : Light, A	rea Affe	cted : 100%				
	Location	: Through	out						
ir Conditioning									
Energy Source									
Electricity	100%			2044	* *	1			
Conversion Equipment									
Exterior Pkg Unit -	10%	Now	\$46,800	2038	* *	2	\$300		
Cooling	1070	1.0.,	ψ.0,000	_000		_	4200		
8	Broken, E	xtent : Seve	ere, Area Affected :	100%					
		: Rooftop	, 33						
Split Unit	10%	J F		2028	\$123,300				
Window/Wall Unit	10%			2023	\$12,000	1			
No Component	70%			2023	\$12,000	1			
Distribution	7070								
Distribution Ductwork/Diffusers	100/			LIEE	* *	2	¢7.700		
	10%			LIFE	7. 7.	2	\$7,700		
No Component	90%								
entilation									
Distribution	1000/				ماد ماد		#22 000		
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$33,000		
Exhaust Fans	• • • • •			• • • •	di di	_			
Interior	20%			2033	* *	2	\$400		
Roof	80%			2033	* *	2	\$1,500		
lumbing									
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		
			Extent : Severe, Are		ed : 100%				
	Location	: Basemer	nt						
	Explana	tion : Dom	estic Backflow Val	e Leakir	ıg				
Fixtures					-				
Generic	100%								
		ixtures, Es	ctent : Severe, Area	Affected	d: 100%				
		: Through		55					

Vertical Transport

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

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

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

Asset #: 3014

Mechanical	Current Repair	Future R	Replacement	Maintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Es	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport						
Elevators						
Geared Traction	100%	LIFE	* *			
	Other Observation, Extent : Light, Are	ea Affected : 1	00%			
	Location: Basement To 3rd Floor					
	Explanation: 1 Unit					
Fire Suppression						
Sprinkler						
Generic	100%	2048	* *	1-2	\$16,600	
Fire Pump						
Generic	100%	2037	* *	1	\$11,100	

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

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

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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

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

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



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

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

Asset #: 1960

Architecture		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	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		Now	\$11,400	2028	\$113,800			
			iss, Extent : Moder	ate, Area	Affected: 5%			
			Cafateria Area xtent : Moderate, A	1400 1ff	ested . 50/			
		ieiraiion, E i : Kitchen .		чгеа Ајје	ciea : 5%			
C' 1 DI 14 1			Агеи	2020	Ø1 107 400	10	Ф 72 400	
Single Ply Membrane	90%			2028	\$1,195,400	10	\$72,400	
Soffits	150/			2027	* *	5		
Fiberglass Panel Wood	15% 85%			2037 2033	* *	5 5		
nterior	03/0			2033				
Floors								
Cast in Place Concrete	10%	Now	\$64,700	LIFE	* *	5	\$43,500	
	Broken/M	issing Elem	ents, Extent : Mod	'erate, Ar	ea Affected : 10%		. ,	
	Location	: Stairs						
	Cracking/	Crumbling,	Extent : Moderate	e, Area A	ffected : 20%			
	Location	: Stairs						
Ceramic Tile	10%	0-2	\$80,400	2031	* *	5	\$9,900	
	Broken/M	issing Elem	ents, Extent : Mod	erate, Ar	ea Affected : 20%			
	Location	ı : Toilets A	nd Showers					
	Cracking/	Crumbling,	Extent : Moderate	e, Area Ą	ffected : 20%			
	Location	ı : Toilets A	nd Showers					
Vinyl Tile	55%	4+	\$194,000	2028	\$969,900	3	\$41,000	
	Broken/M	issing Elem	ents, Extent : Mod	'erate, Ar	ea Affected : 1%			
	Location	: Strairs						
	Worn/Ero	ded, Extent	: Moderate, Area	Affected	: 10%			
	Location	i : Through	out					
Vinyl Tile 9" X 9"	25%	0-2	\$57,100	2023	\$571,200	3	\$18,700	
	_	-	Extent: Moderate	e, Area Ą	ffected : 10%			
		: Through						
			tent : Moderate, A	rea Affec	eted : 10%			
		: Through						
			: Moderate, Area	Affected	: 10%			
	Location	: Through	out					

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

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

Asset #: 1960

Current Repair		Future Replacement		Maintenance			
% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
					_	*	
_					5	\$4,600	
_	_	Extent : Moderate	, Area A	ffected: 20%			
		l Extent : Moderat	o Aroa	Affacted : 25%			
		ı, Extent . Moderat	e, Area 2	Affecteu . 2570			
10%			LIFE	* *	5	\$11,000	
10%			LIFE	* *			
					5	\$41,100	
			lrea Affe	ected: 2%			
Location	: Kitchen .	Area					
7 0 /			2026	#02.000	_	#0.000	
	N T	¢40,000				•	
		+ -)			3	\$93,300	
			теи Ајје	ciea . 270			
				di di			
90%			2063	**			
1000/	1⊥	¢1 200	2041	* *			
	=	+)		ffected · 2%			
			, 111 ca 11,	yeerea . 270			
100%			2041	* *			
100%	0-2	\$65,500	2031	* *			
_	_		, Area A	ffected : 10%			
Potholes,	Extent : Mo	derate, Area Affec	ted : 5%				
Sinking/Su	bsiding, Ex	ctent : Moderate, A	rea Affe	cted : 10%			
	5% Cracking/e Location 10% 10% 75% Water Pen Location 10% 90% 100% Cracking/e Location 10% 90% 100% Cracking/e Location 100% Cracking/e Location 100% Cracking/e Location Sinking/Su	Total (Years) 5% Now Cracking/Crumbling, Location: Showers In Mortar Miss/Erod Location: Showers 10% 10% 75% Now Water Penetration, E. Location: Kitchen Location: Kitchen Location: Kitchen Location: Kitchen Location: Front Sid 10% 4+ Cracking/Crumbling, Location: Front Sid 100% 100% 0-2 Cracking/Crumbling, Location: Throught Potholes, Extent: Mo Location: Throught Sinking/Subsiding, Extent Sid	5% Now \$52,600 Cracking/Crumbling, Extent: Moderate Location: Showers Jnt Mortar Miss/Erod, Extent: Moderate Location: Showers 10% 10% 75% Now \$22,900 Water Penetration, Extent: Moderate, A Location: Kitchen Area 5% 20% 75% Now \$40,800 Water Penetration, Extent: Moderate, A Location: Kitchen Area 10% 90% 100% 4+ \$1,300 Cracking/Crumbling, Extent: Moderate Location: Front Sidewalk 100% 100% 100% 100% 100% 100% 100% 1	Total (Years) 5% Now \$52,600 2031 Cracking/Crumbling, Extent: Moderate, Area A Location: Showers Jnt Mortar Miss/Erod, Extent: Moderate, Area A Location: Showers 10% LIFE 10% LIFE 75% Now \$22,900 LIFE Water Penetration, Extent: Moderate, Area Affe Location: Kitchen Area 5% 2026 20% LIFE 75% Now \$40,800 LIFE Water Penetration, Extent: Moderate, Area Affe Location: Kitchen Area 10% 2028 90% 2063 100% 4+ \$1,300 2041 Cracking/Crumbling, Extent: Moderate, Area A Location: Front Sidewalk 100% 0-2 \$65,500 2031 Cracking/Crumbling, Extent: Moderate, Area A Location: Throughout Potholes, Extent: Moderate, Area Affected: 5% Location: Throughout Sinking/Subsiding, Extent: Moderate, Area Affected: 5% Location: Throughout Sinking/Subsiding Location: L	Total (Years) FY	Total (Years) FY	Syk Now \$52,600 2031 ** 5 \$4,600

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

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

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

Asset #: 1960

Electrical	Current Repair Fu		Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated (Total (Years)	Cost Year Es	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Over 600 Volts						
Transformers						
Dry Type	100% Other Observation, Extent: Light, Location: Electrical Room Explanation: 225 Kilovolt-ampe			3	\$800	
Feeders	Explanation : 223 Rilovoit ampe	7,100/200/120	, , , , , ,			
Cable	100%	2027	\$16,100	1		
Raceway			•			
Conduit	100%	2028	\$42,700	1		
Under 600 Volts						
Service Equipment Fused Disc Sw	100% Other Observation, Extent: Light, Location: Electrical Room Explanation: 1-800 Amperes	2038 Area Affected : 1	**	5	\$400	
Switchgear / Switchboard	1					
Molded Case Bkrs	100% Recent Installation, Extent : Light, Location : Pre-fab Machinery El		**	5	\$2,700	
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,' Insulation Aged, Extent : Moderat Location : Throughout The Build	e, Area Affected :	* * 100%	1		
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	1000/	2021	* *		#20 = 00	
Diesel	100% Other Observation, Extent: Light, Location: Outside Explanation: Emergency Gener.		00%	1	\$39,700	
Batteries	Expranation . Lines gency Gener	and See Huicu III	100 IIIIOIIIII			
Lead/Acid	100%	2021	\$1,600	5	\$3,800	

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

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

Asset #: 1960

Electrical	Current Repair	Future I	Replacement	Maintenance		
System Component Type	% of Fail Date Estimated C Total (Years)	Cost Year E FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power						
Fuel Storage	1000/		di di	_	**	
Main Tank	100%	2043	**	5	\$3,000	
	Other Observation, Extent : Light, Location : Outside	Area Affected :	100%			
	Explanation: 275 Gallon Capaci	fu.				
Lighting	Explanation : 2/3 Gation Capaci	<u>ıy</u>				
Interior Lighting						
Fluorescent	90%	2028	\$1,582,300	10	\$84,700	
	T-12 Lamps And Fixtures, Extent:				40.,.00	
	Location : Throughout The Buildi	ing				
Fluorescent	5%	2028	\$87,900	10	\$4,700	
2 - 11 - 2 - 2 - 2 - 2 - 2 - 2 - 2 - 2 -	Other Observation, Extent : Light,				4 1,7 1 1	
	Location: Basement	55				
	Explanation : Compact Fluoresce	ent Lamps				
Fluorescent	5%	2033	* *	10	\$4,700	
	T-8 Lamps And Fixtures, Extent: L	ight, Area Affec	eted : 100%		. ,	
	Location: Basement					
Egress Lighting						
Emergency, Service	50%	2033	* *	1		
Exit, Service	50%	2033	* *	1		
Exterior Lighting						
HID	30%	2028	\$121,200	10	\$100	
No Component	70%					
Alarm						
Security System	700/					
No Component	70% 30%	2028	¢07 100	1	¢11.500	
Generic	Other Observation, Extent : Light, .		\$97,100	1	\$11,500	
	Location: Hallways And Outside		100/0			
	Explanation : CCTV Surveillance		i			
Fire/Smoke Detection	zapananon . CC1 / Sur ventance	camera system	*			
Generic, Digital	100%	2033	* *	1-3	\$65,100	
					,	

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

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

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

Asset #: 1960

Mechanical		Current Repair Future Re		Replacement	Maintenance		
System Component Type		Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Distribution							
Hot Wtr Piping/Pump	100%		2050	* *	4	\$7,600	
		lace Evident, Extent : Light, Basement	Area Affe	cted : 20%			
Terminal Devices							
Air Handler	40%		2033	* *	1	\$25,400	
Convector/Radiator	60%		2033	* *	1	\$19,900	
Air Conditioning							
Energy Source							
Electricity	100%		2044	* *	1		
Conversion Equipment							
Split Unit	5%		2033	* *			
Window/Wall Unit	10%		2023	\$20,900	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	* *			
<u>-</u>		rvation, Extent : Light, Area		: 100%			
	Location: Basement To 3rd Floor						
		on : 1 Unit Has Not Worked	In 2 Year	S			
Fire Suppression	F						
Standpipe							
Generic	100%		2048	* *	1-5	\$53,600	
Sprinkler	100,0					<i>+22,000</i>	
Generic	100%		2048	* *	1-2	\$28,700	
	10070		2010			Ψ20,700	

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

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

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

Asset #: 1960

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

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

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Print Date: 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

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



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

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

Asset #: 1959

Architecture	Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior						
Exterior Walls	0404 33		4. 4.	_	00000	
Masonry: Brick	81% Now \$232,000 Horizontal Cracks, Extent: Light, Area Location: Throughout Rusting Masonry Supt, Extent: Modera			5	\$36,900	
	Location: At Doors Caulking Deteriorated, Extent: Modera					
	Location: Expansion Joint At Exit To		00			
	Vegetation Growth, Extent : Moderate, Location : Throughout					
Metal Panel	2% 2-4 \$300	2048	* *	5	\$1,700	
	Deformed/Dented, Extent : Light, Area Location : Backyard Entrance	Affected	: 5%			
Metal Sect. OHD	2%	2033	* *	5	\$2,800	
Wood	15% Now \$37,400	2033	* *	5	\$17,100	
	Dry Rot/Decay, Extent : Moderate, Area	a Affecte	d : 10%			
	Location : Throughout					
	Loose/Miss Fasteners, Extent : Modera Location : Throughout	te, Area 2	Affected : 5%			
Windows	1000/	2011	* *	_	#11 000	
Aluminum	100% Deteriorated Finish, Extent: Moderate, Location: Throughout	2044 Area Af		5	\$11,000	
Roof	200 min 1 mongroun					
Asphalt Shingle	25% 4+ \$27,900 Cracking/Crumbling, Extent : Moderate Location : Throughout	2037 e, Area Ą	* * ffected : 15%			
	Gut/DS Non Func/Miss, Extent : Moder Location : Throughout	ate, Area	a Affected : 25%			
Modified Bitumen	65% 0-2 \$238,300 Gut/DS Non Func/Miss, Extent : Moder Location : Throughout	2028 cate, Area	\$476,600 a Affected : 15%			
	Patching Evident, Extent : Moderate, A. Location : Throughout					
	Water Penetration, Extent: Moderate, A Location: Throughout					
Skylight, Plastic	10% Now \$99,700 Miss/Damaged Flashings, Extent : Mod Location : Throughout	2033 lerate, Ar	* * ea Affected : 10%	1		
	Patching Evident, Extent: Moderate, A. Location: Throughout					
	Water Penetration, Extent: Moderate, A Location: Throughout	Area Affe	ected : 10%			

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

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

Asset #: 1959

Architecture		Current Rep	air	Futur	e Replacemen	t	Maintenance	
System Component Type	% of Total	Fail Date Es (Years)	timated Cost	Year FY	Estimated Co	ost Cycl (Yrs	e Estimated Cost)	Priority
Exterior								
Soffits					_			
Metal Panel	75%			2048	*	* 5-10		
Wood	25%	0-2	\$5,900	2033		* 5	\$2,700	
	-	ecay, Extent : : Kitchen Enti	Moderate, Ared rance	i Affectea	l : 10%			
nterior								
Floors								
Cast in Place Concrete	60%			LIFE		* 5	\$108,900	
	-	oair Evident, E : Throughout	Extent : Light, A	rea Affec	eted : 20%			
Ceramic Tile	15%	Now	\$25,200	2031	*	* * 5	\$6,200	
		0	s, Extent : Mod	erate, Ar	ea Affected : 25	5%		
		: Shower Room	U					
	0	_	tent : Moderate	, Area A <u>j</u>	fected : 5%			
	Location							
			nt : Light, Area	Affected	: 5%			
	Location	: Shower Roo						
Vinyl Tile		Now	\$36,800	2028	\$183,90	00 3	\$7,800	
		-	s, Extent : Ligh	t, Area A	ffected : 25%			
		: Throughout	-					
			loderate, Area	Affected .	20%			
	Location	: Throughout						
Interior Walls Ceramic Tile	50/	Now	¢22 800	2031	*	* * 5	\$2.100	
Ceramic Tile			\$23,800 ctent : Moderat			. 3	\$2,100	
		: Shower Stali		е, лгеи д	<i>ујестей</i> . 3070			
			nt : Moderate, 2					
	rraicr 1 cm	ciration, Exter		Area Affe	cted · 30%			
	Location	: Shower Stall		Area Affe	cted : 30%			
Concrete Masonry Unit		: Shower Stall				: * 5	\$19 900	
Concrete Masonry Unit	60%	: Shower Stall		LIFE	*	5	\$19,900 \$600	
Glass: Single Pane	60% 1%		ls Throughout	LIFE LIFE	*	* * 5	\$600	
•	60% 1% 19%	Now	\$3,400	LIFE LIFE LIFE	* *	** 5	•	
Glass: Single Pane	60% 1% 19% Broken/Mi	Now ssing Elements	ls Throughout	LIFE LIFE LIFE	* *	** 5	\$600	
Glass: Single Pane Gypsum Board	60% 1% 19% Broken/Mi Location	Now	\$3,400	LIFE LIFE LIFE erate, Ar	* * ea Affected : 59	** 5	\$600	
Glass: Single Pane Gypsum Board Masonry: Brick	60% 1% 19% Broken/Mi	Now ssing Elements	\$3,400	LIFE LIFE LIFE	* * ea Affected : 59	** 5 ** 5	\$600	
Glass: Single Pane Gypsum Board Masonry: Brick Ceilings	60% 1% 19% Broken/Mi Location	Now ssing Elements	\$3,400	LIFE LIFE LIFE erate, Ard	* * ea Affected : 5%	** 5 ** 5	\$600 \$9,400	
Glass: Single Pane Gypsum Board Masonry: Brick	60% 1% 19% Broken/Mi Location 15%	Now ssing Elements	\$3,400	LIFE LIFE LIFE erate, Ar	* * ea Affected : 59 *	* * 5 * * 5 %	\$600	
Glass: Single Pane Gypsum Board Masonry: Brick Ceilings Acous TileSusp. Lay-In	60% 1% 19% Broken/Mt Location 15%	Now issing Elements : Throughout	\$3,400	LIFE LIFE LIFE erate, Are LIFE	* ea Affected : 55 * *	* * 5 * 5 * 5 * 6 * * 5 * 6 * 6 * 7 * 6 * 7 * 7 * 7 * 7 * 7 * 7	\$600 \$9,400	
Glass: Single Pane Gypsum Board Masonry: Brick Ceilings AcousTileSusp.Lay-In Exposed Struc: Wood	60% 1% 19% Broken/Mi Location 15% 10% 85% 5%	Now issing Elements : Throughout Now	\$3,400 s, Extent: Mod	LIFE LIFE LIFE erate, Are LIFE 2033 LIFE LIFE	* * * * * * * * * * * * *	* * 5 * * 5 %	\$600 \$9,400 \$8,300	
Glass: Single Pane Gypsum Board Masonry: Brick Ceilings AcousTileSusp.Lay-In Exposed Struc: Wood	60% 1% 19% Broken/Mu Location 15% 10% 85% 5% Cracking/0	Now issing Elements : Throughout Now	\$3,400 s, Extent: Mod	LIFE LIFE LIFE erate, Are LIFE 2033 LIFE LIFE	* * * * * * * * * * * * *	* * 5 * * 5 %	\$600 \$9,400 \$8,300	
Glass: Single Pane Gypsum Board Masonry: Brick Ceilings AcousTileSusp.Lay-In Exposed Struc: Wood Gypsum Board	60% 1% 19% Broken/Mu Location 15% 10% 85% 5% Cracking/0	Now issing Element: : Throughout Now Crumbling, Ex.	\$3,400 s, Extent: Mod	LIFE LIFE LIFE erate, Are LIFE 2033 LIFE LIFE	* * * * * * * * * * * * *	* * 5 * * 5 %	\$600 \$9,400 \$8,300	
Glass: Single Pane Gypsum Board Masonry: Brick Ceilings AcousTileSusp.Lay-In Exposed Struc: Wood Gypsum Board Site Enclosure Fence/Gates	60% 19% 19% Broken/Mn Location 15% 10% 85% 5% Cracking/C	Now issing Element: : Throughout Now Crumbling, Ex.	\$3,400 s, Extent: Mod	LIFE LIFE LIFE erate, Are LIFE 2033 LIFE LIFE LIFE s, Area Ag	* ea Affected : 5% * * Gected : 10%	* * 5 * 5 * * 5 * * 5 * * 5	\$600 \$9,400 \$8,300	
Glass: Single Pane Gypsum Board Masonry: Brick Ceilings Acous TileSusp.Lay-In Exposed Struc: Wood Gypsum Board	60% 1% 19% Broken/Mu Location 15% 10% 85% 5% Cracking/0	Now issing Element: : Throughout Now Crumbling, Ex.	\$3,400 s, Extent: Mod	LIFE LIFE LIFE erate, Are LIFE 2033 LIFE LIFE	* * ea Affected : 55 * * Gected : 10%	* * 5 * * 5 %	\$600 \$9,400 \$8,300	

Site Pavements

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

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

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

Asset #: 1959

Architecture	Current Re	pair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date F Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements							
On-Site Walkways							
Cast in Place Concrete	100%		2041	* *			
Parking/Driveway							
Asphalt	85% Now	\$257,100	2031	* *			
	Cracking/Crumbling, E	xtent : Moderate	, Area Aff	fected : 15%			
	Location : Throughou	t					
	Potholes, Extent: Mode	erate, Area Affec	ted : 5%				
	Location : Throughou	t					
	Sinking/Subsiding, Exte		rea Affect	ted : 5%			
	Location : Throughou	t					
Cast in Place Concrete	15% Now	\$12,400	2041	* *			
	Cracking/Crumbling, E	xtent : Moderate	, Area Aff	fected : 10%			
	Location : Throughou	t					
	Sinking/Subsiding, Exte	ent : Moderate, A	rea Affect	ted : 5%			
	Location : Throughou	t					

lectrical	Current Repair	Future Re	Future Replacement		Maintenance	
ystem Component Type	% of Fail Date Estimated Cos Total (Years)	Year Est FY	imated Cost	Cycle (Yrs)	Estimated Cost	Priority
ver 600 Volts						
Transformers						
Liquid Filled	100% 0-2 \$143,300		* *	3	\$500	
	Liquid Leakage, Extent : Moderate, A	rea Affected : 1	00%			
	Location : Outside					
	Other Observation, Extent : Moderate	e, Area Affected	: 100%			
	Location : Outside Building					
	Explanation: 500 Kilovolt-ampere	4,160/2400/208	/120 Volts			
nder 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2038	* *	5	\$200	
	Other Observation, Extent : Moderate	e, Area Affected	: 100%			
	Location : Electrical Room					
	Explanation : Nameplate Rating No	t Available, 1,50	00 Amperes F	uses		
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	

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

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

Asset #: 1959

Electrical	Current Repair	Futur	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$800	
Stand-by Power						
Transfer Switches	100%	2033	* *	1	\$17,000	
Automatic Generators	100%	2033		1	\$17,000	
Diesel	100%	2031	* *	1	\$21,400	
Dieser	Other Observation, Extent : Light, Area Location : Outside	a Affected		1	Ψ21, 100	
-	Explanation : Emergency Generator	Rated At .	100 Kilowatts			
Batteries	1000/	2021	#1 700	_	#2.000	
Lead/Acid	100%	2021	\$1,600	5	\$2,000	
Fuel Storage Main Tank	100%	2043	* *	5	\$1,600	
IVIAIII 1 AIIK	Other Observation, Extent: Light, Area Location: Outside Explanation: 275 Gallon Capacity			3	\$1,000	
Lighting						
Interior Lighting						
Fluorescent	85%	2028	\$804,300	10	\$43,000	
	T-12 Lamps And Fixtures, Extent: Lig Location: Throughout The Building	ht, Area A	ffected : 100%			
Fluorescent	7%	2028	\$66,200	10	\$3,500	
	T-8 Lamps And Fixtures, Extent : Light Location : Boiler Rooms	t, Area Af	fected : 100%			
HID	4%	2028	\$5,600	10	\$100	
Incandescent	2%	2023	\$18,900	2		
LED	2%	2036	* *			
	Recent Installation, Extent : Light, Are Location : Kitchen And Cafeteria	a Affectea	l : 100%			
Egress Lighting						
Emergency, Service	50%	2033	* *	1		
Exit, Service	50%	2033	* *	1		
Exterior Lighting	200/	2020	0.7.200	1.0	#100	
HID	30%	2028	\$65,200	10	\$100	
No Component	70%					
Alarm Security System						
No Component	70%					
Generic	30%	2028	\$52,200	1	\$6,200	
Cenerie	Other Observation, Extent : Light, Area			1	Ψ0,200	
	Location : Hallways And Outside					
	Explanation: CCTV Surveillance Ca	mera Syst	'em			

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

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

Asset #: 1959

Electrical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Control (Years)	ost Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Alarm				
Fire/Smoke Detection				
Generic, Analog	100%	2036 **	1-3 \$35,100	
	Other Observation, Extent : Light, A	Area Affected : 100%		
	Location: Throughout The Buildin	ng		
	Explanation : Strobe Lights, Smok	e Detectors And Horns And Al	arm Bells	

Mechanical	Current Re	pair Futu	re Replacement	Maintenance			
System Component Type	% of Fail Date E Total (Years)	stimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Heating							
Energy Source Fuel Oil No 2	100%	2048	* *	5	\$17,100		
Conversion Equipment Hot Water Boiler	100%	2041	* *	1	\$27,300		
	Recent Repair Evident, Location: Boiler Room		cted : 20%				
	Other Observation, Exte Location : 1st Floor	ent : Light, Area Affected	l : 100%				
	Explanation : 6 Sepera	ate Boiler Rooms Each V Boiler For Domestic Ho		eating. (Center Boiler		
Distribution							
Hot Wtr Piping/Pump	75%	2036	* *	4	\$2,000		
	Recent Replace Evident		fected : 100%				
Hot Wtr Piping/Pump	25%	2036	* *	4	\$700		
Terminal Devices							
Air Handler	10%	2028	\$75,800	1	\$3,400		
Convector/Radiator	90%	2033	* *	1	\$16,100		
Air Conditioning							
Energy Source							
Electricity	100%	2044	* *	1			
Conversion Equipment							
Split Unit	10%	2033	* *				
Window/Wall Unit	20%	2021	\$22,500	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		

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

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

Asset #: 1959

Mechanical	Current Repair	Future Rep	olacement	M	aintenance	
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year Esti FY	mated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing						
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		
Fixtures						
Generic	100%					
	Obsolete Fixtures, Extent : Severe, A Location : Throughout	Area Affected : 10	0%			
Fire Suppression						
Sprinkler						
Generic	100%	2048	* *	1-2	\$15,500	
Chemical System						
Dry	10%	2023	\$2,700	1-3	\$400	
	Other Observation, Extent : Light, A	rea Affected : 100	0%			
	Location: Kitchen					
	Explanation: Kitchen Hood					
No Component	90%					

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

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

Print Date: 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



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

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

Asset #: 4450

rchitecture	Current Rep	air Futur	Future Replacement		Maintenance	
estem Component Type	% of Fail Date Es Total (Years)	stimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
terior						
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	* *			
	Blisters, Extent: Modera	**				
	Location : Throughout					
	Miss/Damaged Flashing		ea Affected : 10%			
	Location : Throughout					
	Water Penetration, Exten		cted : 10%			
	Location: Various Roc					
	Worn/Eroded, Extent : M	Aoderate, Area Affected :	25%			
	Location : Throughout					
Soffits						
Metal, Corrugated	100% Now	\$4,500 2060	* *	1		
	Corrosion/Rusting, Exter		d : 35%			
	Location : Main Entra					
	Staining/Discoloring, Ex		ed : 50%			
	Location : Main Entra	nce				
erior						
Floors						
Cast in Place Concrete	10%	LIFE	* *	5	\$48,300	
	Paint Peeling, Extent: L	-	%			
	Location: Pump Room	In Basement				
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	
•	Cracking/Crumbling, Ex	tent : Moderate, Area A <u>j</u>	fected : 25%			
	Location: 1st Floor M	ultipurpose Room And K	itchen			
	Worn/Eroded, Extent : M	Anderate, Area Affected .	25%			
	Location: 1st Floor M	ultipurpose Room And K	itchen			
Interior Walls						
Concrete Masonry Unit	25% Now	\$55,400 LIFE	* *	5	\$9,600	
•	Water Penetration, Exten	-	cted : 10%		-	
	Location : West Side, 4	th Floor Apartments				
Glass: Single Pane	Location: West Side, 4	th Floor Apartments LIFE	* *	5	\$14,400	

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

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

Asset #: 4450

Current Repair		Future Replacement		M			
% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
					_		
		· ·			5	\$12,100	
				ected : 10%			
		Rooms On Fourth					
30%			LIFE	* *	5-10	\$113,900	
1000/			20.40				
100%			2040	* *			
1000/	0.2	Ф400	2050	.			
		·					
	_		erate, Ar	•еа Ајјестеа : 10%			
100%			2065	* *			
		*					
_	0 0		Area Afj	tected: 5%			
Location	i : West Sid	e At Tree Pits					
1000/			20.42	ale ale			
100%			2043	**			
1000/			2022				
100%			2033	* *			
1000/	N	Φ1 <i>7</i> , 100	2025	* *			
Sinking/Si	ıbsiding, Ex	ctent : Severe, Area					
			a Affecte	ed : 40%			
Explana	tion : Has I	Been Closed Off Dเ	<i>ие То На</i>	zard			
	Total 70% Water Per Location 30% 100% Broken/M Location 100% 100% Misaligne Location 100% 100% 100% Cocation Cother Obs	% of Fail Date Total (Years) 70% Now Water Penetration, E. Location: Various 30% 100% 100% 100% 100% 100% Now Misaligned/Bulging, Location: West Sid 100% 100% 100% 100% 100% Codion: North Pail Codion: North Pa	% of Fail Date Estimated Cost Total (Years) 70% Now \$51,800 Water Penetration, Extent: Moderate, A Location: Various Rooms On Fourth I 30% 100	% of TotalFail Date Estimated Cost (Years)Year FY70%Now\$51,800LIFEWater Penetration, Extent: Moderate, Area Affected Location: Various Rooms On Fourth FloorLIFE30%LIFE100%2040100%0-2\$4002050Broken/Missing Elements, Extent: Moderate, Art Location: North Patio100%2065100%\$2065100%\$2002043Misaligned/Bulging, Extent: Moderate, Area Affected Location: West Side At Tree Pits100%2043100%2033\$Sinking/Subsiding, Extent: Severe, Area Affected Location: North Patio2045Other Observation, Extent: Severe, Area Affected Location: North Patio	Now \$51,800 LIFE ** Water Penetration, Extent : Moderate, Area Affected : 10% LOcation : Various Rooms On Fourth Floor 30% LIFE ** 100% 0-2 \$400 2050 ** Broken/Missing Elements, Extent : Moderate, Area Affected : 10% Location : North Patio 100% 2065 ** 100% Now \$200 2043 ** Misaligned/Bulging, Extent : Moderate, Area Affected : 5% Location : West Side At Tree Pits 100% 2043 ** 100% Now \$200 2043 ** 100% Now \$200 2043 ** 100% Now \$200 2043 ** 100% Sinking/Subsiding, Extent : Severe, Area Affected : 20% Location : North Patio Other Observation, Extent : Severe, Area Affected : 40% Costion : North Patio Other Observation, Extent : Severe, Area Affected : 40% Costion : North Patio Cother Observation, Extent : Severe, Area Affected : 40% Costion : North Patio Cother Observation, Extent : Severe, Area Affected : 40% Costion : North Patio Cother Observation, Extent : Severe, Area Affected : 40% Costion : North Patio Cother Observation, Extent : Severe, Area Affected : 40% Costion : North Patio Cother Observation, Extent : Severe, Area Affected : 40% Costion : North Patio Cother Observation, Extent : Severe, Area Affected : 40% Costion : North Patio Cother Observation, Extent : Severe, Area Affected : 40% Costion : North Patio Cother Observation : Cother Observation : Severe, Area Affected : 40% Costion : North Patio Cother Observation : Cother Observation : Severe, Area Affected : 40% Costion : North Patio Cother Observation : Cother Observation : Severe, Area Affected : 40% Costion : North Patio Cother Observation : Coth	% of Total Fail Date Estimated Cost Year Estimated Cost (Years) Cycle FY Estimated Cost Cycle FY	Now

Electrical	Current Repair	Future Rep	Future Replacement		Maintenance		
ystem Component Type	% of Fail Date Estimated Co. Total (Years)	st Year Estin FY	nated Cost	Cycle (Yrs)	Estimated Cost	Priority	
nder 600 Volts							
Service Equipment							
Fused Disc Sw	100%	2040	* *	5	\$300		
	Other Observation, Extent : Light, An	rea Affected : 100	%				
	Location: Electrical Room						
	Explanation : Four 600 Ampere Mo	ain Disconnect Sw	ritches				
Switchgear / Switchboard							
Fused Disc Sw	100%	2040	* *	5	\$300		
Raceway							
Conduit	100%	2040	* *	1			

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

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

Asset #: 4450

Electrical	Current Repair	Future Rep	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)	Year Estir FY	nated Cost	Cycle (Yrs)	Estimated Cost	Priority
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	
	Other Observation, Extent : Light, Ar	ea Affected : 100	%			
	Location: Generator Room					
	Explanation: One 125 Kilowatts					
Batteries						
Lead/Acid	100%	2023	\$1,600	5	\$2,700	
Fuel Storage						
Main Tank	100%	2045	* *	5	\$2,200	
	Other Observation, Extent : Light, Ar	ea Affected : 100	%			
	Location: Generator Room					
	Explanation: One 175 Gallons					
Lighting						
Interior Lighting	1000/	2025	* *			
LED	100% Other Observation, Extent : Light, Ar	2035				
	Location: Throughout Building	ей Ајјестей . 100	/0			
	Explanation: LED System Installed	I In 2015				
Egress Lighting	Explanation . DED System Installed	1111 2013.				
Emergency, Service	60%	2030	\$22,700	1		
Exit, Service	40%	2035	**	1		
Exterior Lighting		= 555				
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	
	Other Observation, Extent : Light, Ar	ea Affected : 100	%			
	Location: Throughout Building					
	Explanation: New System Installed	In 2019				

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

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

Asset #: 4450

Electrical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Alarm				
Fire/Smoke Detection				
No Component	50%			
Under Construction	50%			

Mechanical	Current Repair		Futur	e Replacement	Maintenance		
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating	•		•				
Energy Source Natural Gas	100%		2050	* *	1		
Conversion Equipment Hot Water Boiler	100% Other Observation, Ex Location : Boiler Ro Explanation : Two U	oom			1	\$36,500	
Distribution	*		***				
Hot Wtr Piping/Pump	100%		2038	* *	4	\$5,500	
Terminal Devices Air Handler	10% Other Observation, Ex Location : Four Uni	-	2025 Affected	\$101,300 : 100%	1	\$4,600	
	Explanation: Units Place.	v	· To Corr	idors, Heating Cor	mponent	Is Abandoned In	
Convector/Radiator	90%		2035	* *	1	\$21,400	
Air Conditioning							
Energy Source Electricity	100%		2046	* *	1		
Conversion Equipment Split Unit Window/Wall Unit No Component	10% 50% 40%		2030 2025	\$153,800 \$75,000	1		
Ventilation	1070						
Distribution							
Ductwork/Diffusers	100% Insul. Deteriorating, E Location : Roof	Extent : Severe, Ar	LIFE ea Affect	* * ed : 40%	2-5	\$65,100	
Exhaust Fans							
Interior	20%		2030	\$51,300	2	\$500	
Roof	80% Now Broken, Extent : Mode Location : 11 Of 93		2035 ed: 10%	* *	2	\$1,400	
Plumbing							
H/C Water Piping Galvanized Steel	100%		2035	* *	1		
HW Heat Exchanger Not Accessible	100%						

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

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

Asset #: 4450

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
Plumbing								
Sanitary Piping								
Cast Iron	100%		\$10,500	LIFE	* *	1		
			ere, Area Affected :	10%				
	Location .	: 1st Flooi	r Sanitary Pipe					
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	* *			
	Other Obse	rvation, E	Extent : Light, Area	Affected	! : 100%			
	Location .	: Basemen	nt To The 4th Floor					
	Explanati	on : Two	Units.					
Fire Suppression								
Sprinkler								
Generic	100%			2050	* *	1-2	\$20,700	
Chemical System								
Generic	100%			2028	\$27,200	1-3	\$3,700	

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

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

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Print Date: 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

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



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

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

Asset #: 1972

Architecture	Current Re	Current Repair		Future Replacement		Maintenance	
System Component Type	% of Fail Date I Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior							
Exterior Walls	700/ NI	¢00 100	LIEE	* *	-	¢21.500	
Masonry: Brick	70% Now Cracking/Crumbling, E	\$99,100 Extent: Light Ar.	LIFE ea Affecte		5	\$31,500	
	Location: Throughou	-	ей Пуресте	u . 1070			
	Water Penetration, Ext		Affected .	: 10%			
	Location : Throughou	ıt					
Masonry: Limestone	5% Now	\$12,800	LIFE	* *	5	\$1,700	
	Jnt Mortar Miss/Erod,	_	rea Affect	ed : 10%			
	Location : Throughou						
Stucco Cement	25% 0-2	\$34,000	2032	**	5	\$14,100	
	Cracking/Crumbling, E		e, Area Afj	fected : 20%			
Windows	Location : Throughou	ut					
Aluminum	95% Now	\$47,200	2043	* *	5	\$5,400	
7 Hammani	Ctrwt/Balnc Not Funct			eted : 10%	5	ψ3,100	
	Location : Throughou	_					
Steel	5% Now	\$31,000	2052	* *	5	\$3,600	
	Corrosion/Rusting, Ext Location : Stairs	ent : Moderate, 2	Area Affec	eted : 25%			
	Deteriorated Finish, E	xtent : Moderate,	Area Affe	ected : 50%			
	Location : Stairs						
	Thermally Inefficient, I Location : Stairs	Extent : Moderate	e, Area A <u>f</u>	fected : 50%			
	Repairs in Progress, E. Location : Throughou	-	a Affected	l : 100%			
Parapets							
Masonry: Brick	90% Now Cracking/Crumbling, E		LIFE e, Area Afj	* * Fected : 20%	5	\$6,700	
	Location : Throughou						
	Other Observation, Ext		Area Affe	cted : 50%			
	Location : East Side, Explanation : Stucco						
Metal Panel	10%	OH DITCK	2047	* *	5	\$2,900	
Roof	10/0		207/			Ψ2,700	
Modified Bitumen	95%		2032	* *	10	\$14,400	
Skylight, Metal/Glass	5%		2047	* *	10	\$2,500	

Interior

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

Estimates are rounded to the nearest hundred dollars.

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

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

Asset #: 1972

rchitecture	Current Repair		Future Replacement		Maintenance			
vstem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
rerior								
Floors	100/	3.7	Φ1 C 700	2020	ФО 2 500	-	Φ2 100	
Ceramic Tile		Now	\$16,700	2030	\$83,500	5	\$2,100	
	_	_	Extent : Moderate	, Area A	јјестеа : 10%			
			s And First Floor					
Ceramic Tile	10%			2036	* *	5	\$4,100	
Terrazzo	_	Now	\$5,000	LIFE	**	5	\$1,600	
	_	_	Extent : Light, Are	ea Affect	ed : 10%			
		: Through						
Vinyl Tile		Now	\$109,900	2032	* *	3	\$11,600	
	_	_	Extent : Moderate	, Area A	ffected : 40%			
	Location	: Through	out					
Interior Walls								
Ceramic Tile	5%			2036	* *	5	\$2,200	
Concrete Masonry Unit	5%			LIFE	* *	5	\$900	
Gypsum Board	75%			LIFE	* *	5	\$20,200	
Marble Panels	2%		\$3,700	LIFE	**			
	Cracking/Crumbling, Extent: Light, Area Affected: 10%							
		: Through						
			d, Extent : Light, Ai	ea Affec	eted: 10%			
		: Through	out					
Plaster	13%			LIFE	* *	5	\$1,800	
Ceilings								
Gypsum Board		Now	\$34,900	LIFE	* *	5	\$41,300	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		: Through						
Plaster		Now	\$11,300	LIFE	* *	5	\$5,200	
	_	_	Extent : Light, Are	ea Affect	ed : 10%			
	Location	: Through	out					

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

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

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

Asset #: 1972

Electrical	Current Repair	Future	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated C Total (Years)	ost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Wiring						
Thermoplastic	100%	2037	* *	1		
Motor Controllers						
Locally Mounted	100%	2032	* *	5	\$200	
Ground						
Grounding Devices				_	*	
Generic	100%	LIFE	**	5	\$400	
	Other Observation, Extent: Moderate, Area Affected: 100%					
	Location: Basement					
	Explanation: Corroded					
Lighting						
Interior Lighting Fluorescent	10%	2027	\$49,100	10	\$2,600	
Puolescent	Other Observation, Extent: Light, 2			10	\$2,000	
	Location: Basement	mea myeetea .	100/0			
	Explanation: T-12 Lamps					
Fluorescent	15%	2032	* *	10	\$3,900	
Pluorescent	Other Observation, Extent: Light, Area Affected: 100%					
	Location: Hallways And Offices					
	Explanation: T-8 Lamps					
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	Futur	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
eating						
Energy Source						
Fuel Oil No 2	100%	2037	* *	5	\$8,900	
	Other Observation, Extent : Light, Area	a Affected	! : 100%			
	Location: Basement					
	Explanation: One Tank Of 3,500 Ga	lons				
Conversion Equipment						
Steam Boiler	100%	2047	* *	1	\$28,400	
	Other Observation, Extent : Light, Area	a Affected	! : 100%			
	Location : Boiler Room					
	Explanation: 1 Unit					

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

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

Asset #: 1972

Mechanical	Curre	Current Repair		Future Replacement		Maintenance	
System Component Type	% of Fail Da Total (Year	ate Estimated Cost s)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Distribution Central Plant Steam Piping/Pmp	100%		2037	* *	4	\$2,100	
Terminal Devices Convector/Radiator	100% Now Broken, Extent: M Location: Throi	Ioderate, Area Affecte	2032 ed : 10%	* *	1	\$8,300	
Air Conditioning							
Energy Source Electricity	100%		2043	* *	1		
Conversion Equipment Window/Wall Unit No Component	10% 90%		2025	\$5,800	1		
Ventilation							
Exhaust Fans Roof	100% Now Broken, Extent: N Location: Roof	\$9,300 Moderate, Area Affecte	2032 ed : 15%	* *	2	\$700	
Plumbing							
H/C Water Piping Brass/Copper Galvanized Steel	10% 90%		2037 2032	* *	1		
	90%		2032		1		
HW Heat Exchanger Steam Fired	Location : Boile	n, Extent : Light, Area r Room oils Located In Boiler	2053 Affected	**	4	\$4,200	
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. Estimates are rounded to the nearest hundred dollars.

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

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

Page: 92

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

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

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



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

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

Asset #: 2594

rchitecture	Current I	Repair	Future	Replacement	M	aintenance	
stem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year I FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior							
Exterior Walls Masonry: Brick	75% 4+ Diagonal Cracks, Ex. Location: Penthou.		LIFE ea Affecte	* * d : 2%	5	\$73,200	
	Efflorescence, Extent Location: Through Jnt Mortar Miss/Eroc Location: Through	out d, Extent : Moderai					
Window Wall	25% Glazing Clouded, Ext Location: Through		2048 ea Affecte	* * d : 50%	5	\$91,600	
Windows							
Aluminum	95% 0-2 Broken/Missing Elem Location : First Flo Glazing Clouded, Ext	or, Under Constru	ction		5	\$8,400	
	Location: Through	out		* *		* * * * * * * * * *	
Metal Louvers	5%		2037	* *	10	\$5,500	
Parapets Concrete Masonry Unit	44%		LIFE	* *	5	\$2,200	
Masonry: Brick	49% 0-2 Water Penetration, E Location: West En		LIFE Irea Affect	* * red : 15%	5	\$2,200	
Metal Panel	5% 2-4 Caulking Deteriorate Location: Through		2038 te, Area A	** ffected : 5%	5	\$400	
Metal Rail	2%		2041	* *	5-10	\$1,600	
Roof Modified Bitumen	100% Now Patching Evident, Ex Location: Upper R		2033 ea Affecte	* * d : 2%			
	Vegetation Growth, E Location: Lower R	oof					
	Water Penetration, E Location: Lower R		irea Affeci	rea : 2%			
Soffits	Zounon . Zower R	~ ~ <i>,</i>					
Stucco Cement	100%		2041	* *	5		

Interior

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

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

Asset #: 2594

Architecture	Current Repair Future Replacemen			e Replacement	ent Maintenance		
System Component Type	% of Fail Total (Ye	Date Estimated Cost ars)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior							
Floors					_		
Cast in Place Concrete	10%	Φ20. 7 00	LIFE	* *	5	\$21,700	
Sheet Vinyl/Rubber	Location : Ele Misaligned/Bulg Location : Ele	re, Extent : Severe, Area vators ging, Extent : Severe, Ar	ea Affect	! : 50% !ed : 50%	5	\$700	
	Location : Ele		33				
Vinyl Tile	Location : Var Loose Units, Ex	4 \$156,300 bling, Extent : Light, Ar- tious Locations Through tent : Moderate, Area A tious Locations Through	out ffected :		3	\$33,100	
Interior Walls							
Concrete Masonry Unit	Location : Bas Water Penetrati	w \$14,800 oring, Extent : Moderate sement Storage And Elec on, Extent : Moderate, A sement Storage And Elec	trical Ro 1rea Affe	oom ected : 15%	5	\$5,100	
Glass Block	3%		LIFE	* *			
Glass: Single Pane	12%		LIFE	* *	5	\$7,700	
Gypsum Board	Location : Roc Water Penetrati	w \$25,800 bling, Extent: Moderate om 601 And 605, 1st Flo on, Extent: Moderate, 2 om 601 And 605, 1st Flo	or Dinin 1rea Affe	g Room ected : 5%	5 Rooms	\$35,900	
Ceilings		· · · · · · · · · · · · · · · · · · ·		· · · · ·			
Exposed Concrete Gypsum Board	Location : 6th Water Penetrati	w \$7,300 ging, Extent : Moderate, Floor Rec Rooms on, Extent : Moderate, A Floor Rec Rooms			5 5	\$10,100 \$43,400	
Site Enclosure							
Fence/Gates Chain Link Iron Picket		ng, Extent : Light, Area ur Parking Lot/ Activity		* * * *			
Retaining Walls Cast in Place Concrete	100%	<i>g</i> ty	2063	* *			

Site Pavements

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

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

Asset #: 2594

Architecture	Current Re	pair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date E Total (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements Public Sidewalk Cast in Place Concrete	100% 4+ Cracking/Crumbling, E. Location : Rear	\$2,000 xtent : Light, Are	2041 a Affecte	* * ed : 5%			
On-Site Walkways Cast in Place Concrete Pavers/Stone	50% 50%		2041 2037	* *			
Parking/Driveway Asphalt	100%		2037	**			
Activity Yard Cast in Place Concrete	75% Now Misaligned/Bulging, Ex Location : Rear Yard Sinking/Subsiding, Exte Location : Rear Yard	nt : Moderate, Ai	rea Affec	cted : 10%			
Pavers/Stone	Tripping Hazard, Exten Location: Rear Yard 25%	t : Moderate, Are	ea Affect	**			

ectrical	Current Repair	Future Replace	ment	М	aintenance	
stem Component Type	% of Fail Date Estimat Total (Years)	red Cost Year Estimate FY	d Cost	Cycle (Yrs)	Estimated Cost	Priorit
der 600 Volts						
Service Equipment						
Fused Disc Sw	75%	2048	* *	5	\$200	
	Other Observation, Extent : Li	ght, Area Affected : 100%				
	Location: Electrical Room Explanation: One 800 Ampe	eres Main Disconnect Switch				
Fused Disc Sw	25%	2048	* *	5	\$100	
	Other Observation, Extent : Li	ght, Area Affected : 100%		-	,	
	Location: Electrical Room	<i>30</i>				
	Explanation: 3 - 800 Amper	es Disconnect Switches, 2-40	0 Ampe	eres Disc	onnect Switches	
Switchgear / Switchboard						
Fused Disc Sw	100%	2048	* *	5	\$300	
	Other Observation, Extent : M	oderate, Area Affected : 10%	ó			
	Location: Electrical Room					
	Explanation: Drip Shield Ab	oove Switchboard Drains Wa	ter Onto	Floor O	f Electrical Room	
Raceway						
Conduit	100%	2048	* *	1		
Panelboards						
Fused Disc Sw	15%	2044	* *	5	\$200	
Molded Case Bkrs	85%	2044	* *	5	\$1,500	
Wiring						
Thermoplastic	100%	2048	* *	1		
Motor Controllers						
Locally Mounted	100%	2041	* *	5	\$400	

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

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

Asset #: 2594

Electrical	Current Repa	Current Repair Future Replacement		M		
System Component Type	% of Fail Date Est Total (Years)	imated Cost Year F FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$1,000	
Stand-by Power						
Transfer Switches	100%	2041	* *	1	\$20.500	
Automatic Generators	10070	2041		1	\$20,500	
Diesel	100%	2037	* *	1	\$25,800	
Batteries	10070	2031			Ψ25,000	
Lead/Acid	100%	2021	\$1,600	5	\$2,500	
Fuel Storage			4-,000		4-,	
Main Tank	100%	2056	* *	5	\$2,000	
Lighting						
Interior Lighting						
Fluorescent	40%	2033	* *	10	\$24,400	
	T-8 Lamps And Fixtures, Location : Hallways	Extent : Light, Area Affec	eted : 100%			
Fluorescent	20%	2033	* *	10	\$12,200	
	T-12 Lamps And Fixtures Location: Throughout		ected : 100%			
LED	40%	2036	* *			
	Recent Installation, Extent Location: Hallways	t : Light, Area Affected :	100%			
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	000/ 41	ec 700 2000	* *	-	\$000	
Generic	90% 4+ Other Observation, Exten	\$6,700 2068		5	\$900	
	Location : Roof Perime	**	ей . 90/0			
	Explanation : Air-termin					
Generic	10%	2056	* *	5	\$200	
Alarm	1070	2030			\$200	
Security System						
No Component	70%					
Generic	30%	2033	* *	1	\$7,500	
	Other Observation, Exten Location : Outside		100%	-	4.,000	
		rveillance Camera Systen	ı			
Fire/Smoke Detection	_	•				
No Component	60%					
Generic, Analog	40%	2028	\$287,200	1-3	\$16,400	

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

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

Asset #: 2594

Mechanical	Curren	Current Repair Futur		ture Replacement		Maintenance	
System Component Type	% of Fail Dat Total (Years	te Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source							
Natural Gas	100%		2048	* *	1		
Conversion Equipment	• • • •		• • • •	420 (00		.	
Furnace	20%		2028	\$30,600	1	\$6,600	
Hot Water Boiler	80%		2045		1	\$26,300	
	Location : Boiler	dent, Extent : Light, Room	Area Aff	ected: 40%			
Distribution							
Hot Wtr Piping/Pump	100%		2036	* *	4	\$3,300	
Terminal Devices							
Convector/Radiator	100%		2033	* *	1	\$21,500	
Air Conditioning							
Energy Source							
Electricity	100%		2044	* *	1		
Conversion Equipment							
Exterior Pkg Unit -	20%		2028	\$105,100	2	\$800	
Cooling							
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	1000/		• • • • •	ماد ماد			
Brass/Copper	100%		2048	* *	1		
HW Heat Exchanger	- 00/		2051	di di			
HTHW/HW	50%		2054	* *			
HTHW/HW	50% Now	\$56,600	2058	**			
		Extent : Severe, Are	ea Affecte	ed: 50%			
	Location : Boiler						
	Explanation : Col	ls In Broken Boiler I	Not Work	king			
Sanitary Piping							
Under Construction	100%						
		Extent : Light, Area	Affectea	l : 0%			
	Location:		. ~				
g	Explanation : Ent	ire Facility Undergo	oing A Se	wer System Replac	ement		
Storm Drain Piping	1000/						
Under Construction	100%						
Sump Pump(s)	1000/		2020	#0.000	,	01.10 0	
Non-Submersible	100%		2028	\$9,900	4	\$1,400	
Sewage Ejector(s) Electric	100%		2028	\$18,700	4	\$2,600	
	· ·	· · · · · · · · · · · · · · · · · · ·		•		-	

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

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

Asset #: 2594

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

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

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

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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



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

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

Asset #: 4441

Observation, It ion: East Factoristion: Stuce 19% 4+ Itration, Externation, Externation		FY LIFE	** cted: 100%	Cycle (Yrs) 5	\$44,200 \$4,400	Priority
Observation, I ion: East Fac nation: Stuce % 4+ ltration, Exte	cade co On Brick \$122,800	Area Affe	cted : 100%		·	
Observation, I ion: East Fac nation: Stuce % 4+ ltration, Exte	cade co On Brick \$122,800	Area Affe	cted : 100%		·	
Observation, I ion: East Fac nation: Stuce % 4+ ltration, Exte	cade co On Brick \$122,800	Area Affe	cted : 100%		·	
ion : East Fac mation : Stuce % 10% 4+ Itration, Exte	cade co On Brick \$122,800	LIFE		5	\$4 400	
nation : Stuce % 19% 4+ 1tration, Exte	\$122,800		* *	5	\$4 400	
% 4+ ltration, Exte	\$122,800		* *	5	\$4 400	
)% 4+ ltration, Exte						
ltration, Exte		2045			\$ 1,100	
	nt : Moderate. Area	2 07 3	* *	5	\$7,000	
ion : Through		ı Affected	: 30%			
		ate, Area	Affected : 30%			
ion: Through	iout					
10/ 1	¢12 200	LIEE	* *	5	\$4.400	
				3	\$4,400	
		е, лгеи л	<i>ујестей</i> . 1070			
		LIFE	* *	5	\$3 100	
			ffected : 20%	3	\$5,100	
	.,		33			
oints, Extent .	: Moderate, Area A	ffected : 2	25%			
ion : Coping						
Eroded, Exten	t : Moderate, Area	Affected :	25%			
ion : Coping						
	4.4.	•••	at. at.			
		4rea Ајјес	rtea : 10%			
		2020	* *			
		717 eu 71jje	ciea . 40/0			
	<i>J</i>					
5%		LIFE	* *	5	\$4,700	
	\$4,300	2038	* *	5	\$1,100	
-		'erate, Are	ea Affected : 5%			
	ooms					
		2042	* *	5	\$3,200	
			\$320,800	3	\$13,600	
		00	30%			
t 0 0 t 1 t E t 0 1 t E 5 5 1 t E 5 5 E	Balnc Not Furtion: Through 10% 4+ 10 ortar Miss/Ero 10% 4+ 10 ortar Miss/Ero 10 ortar Missing Elen 10 orta	tion: Throughout 0% 4+ \$13,300 ortar Miss/Erod, Extent: Moderation: All Roofs 0% 4+ \$3,700 ortar Miss/Erod, Extent: Moderation: Coping Joints, Extent: Moderate, Area Ation: Coping Eroded, Extent: Moderate, Area Ation: Coping 0% 4+ \$14,700 Penetration, Extent: Moderate, Area tion: High Roof 0% 4+ \$1,500 ortar Miss/Erod, Extent: Moderate, Area ation: High Roof 0% 4+ \$1,500 ortar Missing Elements, Extent: Moderate, Area ation: Lower Roof 5% 5% 4+ \$4,300 ortar Missing Elements, Extent: Moderate, Area ation: Toilet Rooms 5% 5% 5% 4+ \$64,200 Eroded, Extent: Moderate, Area ation: Moderate, Area	Balnc Not Funct, Extent: Moderate, Area Lition: Throughout 0% 4+ \$13,300 LIFE Ortar Miss/Erod, Extent: Moderate, Area Action: All Roofs 0% 4+ \$3,700 LIFE Ortar Miss/Erod, Extent: Moderate, Area Action: Coping Joints, Extent: Moderate, Area Affected: 2ction: Coping Eroded, Extent: Moderate, Area Affected: tion: Coping 0% 4+ \$14,700 2034 Penetration, Extent: Moderate, Area Affection: High Roof 0% 4+ \$1,500 2039 attion Growth, Extent: Moderate, Area Affection: Lower Roof 5% LIFE 5% 4+ \$4,300 2038 a/Missing Elements, Extent: Moderate, Area Affection: Toilet Rooms 5% 2042 5% 4+ \$64,200 2029	Balnc Not Funct, Extent: Moderate, Area Affected: 30% tion: Throughout 0% 4+ \$13,300 LIFE ** ortar Miss/Erod, Extent: Moderate, Area Affected: 10% tion: All Roofs 0% 4+ \$3,700 LIFE ** ortar Miss/Erod, Extent: Moderate, Area Affected: 20% tion: Coping Joints, Extent: Moderate, Area Affected: 25% tion: Coping Eroded, Extent: Moderate, Area Affected: 25% tion: Coping 0% 4+ \$14,700 2034 ** Penetration, Extent: Moderate, Area Affected: 10% tion: High Roof 0% 4+ \$1,500 2039 ** tion Growth, Extent: Moderate, Area Affected: 40% tion: Lower Roof LIFE ** 5% 4+ \$4,300 2038 ** a/Missing Elements, Extent: Moderate, Area Affected: 5% tion: Toilet Rooms 5% \$2042 ** 5% 4+ \$64,200 2029 \$320,800 Eroded, Extent: Moderate, Area Affected: 30%	Balnc Not Funct, Extent: Moderate, Area Affected: 30% tion: Throughout 0% 4+ \$13,300 LIFE ** 5 ortar Miss/Erod, Extent: Moderate, Area Affected: 10% tion: All Roofs 0% 4+ \$3,700 LIFE ** 5 ortar Miss/Erod, Extent: Moderate, Area Affected: 20% tion: Coping Joints, Extent: Moderate, Area Affected: 25% tion: Coping Eroded, Extent: Moderate, Area Affected: 25% tion: Coping 0% 4+ \$14,700 2034 ** Penetration, Extent: Moderate, Area Affected: 10% tion: High Roof 0% 4+ \$1,500 2039 ** tion Growth, Extent: Moderate, Area Affected: 40% tion: Lower Roof 5% LIFE ** 5 ortar Miss/Erod, Extent: Moderate, Area Affected: 5% tion: Toilet Rooms 5% LIFE ** 5 ortar Miss/Erod, Extent: Moderate, Area Affected: 5% tion: Toilet Rooms 5% 2042 ** 5 ortar Miss/Erod, Extent: Moderate, Area Affected: 30% Eroded, Extent: Moderate, Area Affected: 30%	Balnc Not Funct, Extent: Moderate, Area Affected: 30% tion: Throughout 0% 4+ \$13,300 LIFE ** 5 \$4,400 ortar Miss/Erod, Extent: Moderate, Area Affected: 10% tion: All Roofs 0% 4+ \$3,700 LIFE ** 5 \$3,100 ortar Miss/Erod, Extent: Moderate, Area Affected: 20% tion: Coping loints, Extent: Moderate, Area Affected: 25% tion: Coping Eroded, Extent: Moderate, Area Affected: 25% tion: Coping 0% 4+ \$14,700 2034 ** Penetration, Extent: Moderate, Area Affected: 10% tion: High Roof 0% 4+ \$1,500 2039 ** tion: Growth, Extent: Moderate, Area Affected: 40% tion: Lower Roof 5% LIFE ** 5 \$4,700 tion: Lower Roof LIFE ** 5 \$4,700 tion: Lower Roof 5% LIFE ** 5 \$4,700 tion: Toilet Rooms 5% 2042 ** 5 \$3,200 tion: Toilet Rooms 5% 2042 ** 5 \$3,200 tion: Eroded, Extent: Moderate, Area Affected: 30% \$13,600 tion: Eroded, Extent: Moderate, Area Affected: 30%

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

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

Asset #: 4441

Architecture	ecture Current Repair		Futur	Future Replacement Maintenance				
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	5%			2038	* *	5	\$3,400	
Concrete Masonry Unit	10%			LIFE	* *	5	\$2,800	
Gypsum Board	65%	4+	\$9,700	LIFE	* *	5	\$26,900	
		r/Impact D : Corridor	-	oderate,	Area Affected : 5%	ó		
Plaster	20%	4+	\$11,500	LIFE	* *	5	\$4,100	
		r/Impact D : Corridor	amage, Extent : M	oderate,	Area Affected : 5%		, ,	
Ceilings								
AcousTileSusp.Lay-In	90%			2042	* *	5	\$38,300	
Exposed Concrete	7%			LIFE	* *	5	\$500	
Exposed Struc: Steel	3%	Now	\$84,100	LIFE	* *			
	Location	: Electrica	xtent : Moderate, A al Room Basement oded Corrugated M					
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2042	* *			
On-Site Walkways								
Cast in Place Concrete	100%			2034	* *			
	Location	: Rear Of	O .					
	Explana	tion : This I	Is A Sidewalk In Th	ie Rear Y	Yard Adjoining Nei	ghboring	g Property	

ectrical	Current Rep	air Futur	e Replacement	M	aintenance	
stem Component Type	% of Fail Date Es Total (Years)	timated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
ler 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2039	* *	5	\$100	
	Other Observation, Exter	ıt : Light, Area Affected	: 100%			
	Location : Electrical Re	oom				
	Explanation : Main Ser	vice Switch Rated At 80	0 Amperes			
Switchgear / Switchboard						
Fused Disc Sw	25%	2039	* *	5		
Molded Case Bkrs	75%	2039	* *	5	\$600	
Raceway						
Conduit	100%	2039	* *	1		
Panelboards						
Fused Disc Sw	10%	2037	* *	5	\$100	
Molded Case Bkrs	90%	2037	* *	5	\$700	
Wiring						
Thermoplastic	100%	2039	* *	1		
Motor Controllers						
Locally Mounted	100%	2027	\$58,500	5	\$200	

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

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

Asset #: 4441

Electrical	Current Repair	Future Replacement	M		
System Component Type	% of Fail Date Estimated C Total (Years)	ost Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
Ground		•			
Grounding Devices					
Generic	100%	LIFE **	5	\$400	
stand-by Power					
Transfer Switches	1000/	2024 **	1	¢0,000	
Automatic Generators	100%	2034 **	1	\$8,900	
Diesel	100%	2032 **	1	\$11,200	
Dieser	Other Observation, Extent : Light, A Location : Basement / Generator I	Area Affected : 100%	1	Ψ11,200	
-	Explanation : Emergency General	tor Rated At 125 Kilowatts			
Batteries Lead/Acid	100%	2022 \$1,600	5	\$1,100	
Fuel Storage			<u>=</u>	4-10	
Main Tank	100%	2044 **	5	\$800	
	Other Observation, Extent: Light, A Location: Basement				
ighting	Explanation: 275 Gallons Rated	Сарасиу			
Interior Lighting					
Fluorescent	98%	2029 \$484,800	10	\$25,900	
	T-8 Lamps And Fixtures, Extent : La Location : Throughout The Buildin				
Fluorescent	2%	2029 \$9,900	10	\$500	
	Compact Fluorescent Light, Extent Location : Storage Room	: Light, Area Affected : 100%			
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	
Photescent	Compact Fluorescent Light, Extent Location: Front Of The Building		10	\$300	
No Component	80%				
Marm					
Security System					
No Component	70%			00.000	
Generic	30%	2029 \$27,300	1	\$3,200	
	Other Observation, Extent: Light, A Location: Hallways, Roof And Fr Explanation: CCTV Surveillance	ont Of The Building			
Fire/Smoke Detection	Explanation . CC1 v Surveillance	Camerus			
Generic, Digital	100%	2029 \$311,700	1-3	\$17,800	
Statio, Digital	Other Observation, Extent : Light, A			417,000	
	Location : Throughout The Buildin	ng			
	Explanation: Manual Pull Station	n, Strobe Lights And Smoke Det	ectors		

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

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

Asset #: 4441

Mechanical	Current Repair Future Replacement Maintena		aintenance				
System Component Type	% of Fail Da Total (Years	te Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source							
Natural Gas	100%		2039	* *	1		
Conversion Equipment							
Hot Water Boiler	100%		2034	* *	1	\$14,300	
		, Extent : Light, Area	Affected	: 100%			
	Location : Basem						
	Explanation: 2 U	Inits					
Distribution	1000/		•••			44.400	
Hot Wtr Piping/Pump	100%		2028	\$43,900	4	\$1,400	
Terminal Devices	4007		•••	44.50.500		A-100	
Air Handler	40%		2029	\$158,500	1	\$7,100	
Convector/Radiator	50%		2027	\$75,400	1	\$4,700	
Fan Coil Unit/Heat	10%		2029	\$42,200	1	\$900	
Air Conditioning							
Energy Source	1000/		2027	* *	1		
Electricity	100%		2037	* *	1		
Conversion Equipment	7 00/		2025	# 410 600	•	#1.200	
Int Pkg Unit -	70%		2027	\$419,600	2	\$1,200	
Heating/Cooling	D 22 Defuicement 1	Extent : Light, Area A	Iffactad :	1000/			
		es, Each Floor Has Se					
**** 1 /*** 11 *** 1.		s, Euch Pioor Has Se					
Window/Wall Unit	10%		2024	\$5,900	1		
No Component	20%						
Heat Rejection	4000/	4 400		40 7 600	_		
Water Cooling Tower	100% 0-2	\$17,100	2023	\$85,600	2	\$23,200	
		Moderate, Area Affe	ected: 20%	6			
	Location: Roof	16.1	. 1 100				
		Moderate, Area Affe	ected: 10%	6			
	Location: Roof	. 16 7	1.00 . 1	250/			
		nt : Moderate, Area A	Affected :	25%			
	Location: Roof						
Ventilation							
Distribution 1/P:cc	1000/		LIDE	* *	2.5	Φ1 C 100	
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$16,100	
Exhaust Fans	500/		2020	0.50.100	2	# 400	
Interior	50%		2029	\$50,100	2	\$400	
No Component	50%						
Plumbing							
H/C Water Piping	700/		2020	* *	1		
Brass/Copper	70%		2039		1		
Galvanized Steel	30%		2027	\$37,100	1		

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

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

Asset #: 4441

Mechanical	Current Repair	Future Re	Future Replacement		laintenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)	t Year Est FY	imated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing						
Water Heater						
Gas Fired	100% 0-2 \$5,200		\$17,200	2	\$300	
	Corroded, Extent : Moderate, Area Ag	•				
	Location : Storage Tank, Boiler Roo					
	Leak Evident, Extent : Moderate, Area		6			
	Location : Storage Tank, Boiler Roo					
	On Extended Life, Extent : Moderate,		50%			
	Location : Storage Tank, Boiler Roo	m				
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		
Sewage Ejector(s)						
Electric	100%	2029	\$8,100	4	\$1,700	
Fixtures						
Generic	100%					
Vertical Transport	·					
Elevators						
Geared Traction	100%	LIFE	* *			
	Other Observation, Extent: Light, Are	ea Affected : 10	00%			
	Location: Basement To 6th Floor					
	Explanation: 1 Unit					
Fire Suppression	·					
Sprinkler						
Generic	100%	2039	* *	1-2	\$8,100	
Fire Pump						
Generic	100%	2032	* *	1	\$5,400	
					. ,	

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

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

Page: 105

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

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



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

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

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

Asset # : 51

Architecture		Current F	Repair	Future Replacement		M	aintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls	750/			LIEE	* *	-	\$66,600		
Masonry: Brick	75% 5%			LIFE 2048	**	5	\$66,600		
Metal Panel		amation F	xtent : Light, Area			5-10	\$30,500		
			xieni . Ligni, Ared Window Atrium Bi		1.100/0				
		ion : Metal		iinneaas					
Weathering Steel	5%		Cumming	LIFE	* *	1			
weathering Steel		ervation E	xtent : Light, Area		1 · 100%	1			
			ndows And Windo						
			ed Steel Window		nd Surrounds				
Window Wall	15%			2048	* *	5	\$50,000		
Windows				, , , ,		<u>=</u>	, 0		
Aluminum	100%	Now	\$252,600	2036	* *	5	\$9,600		
	Air Infiltra	tion, Exten	t : Light, Area Aff	ected: 30	0%				
	Location	: Through	out						
		_	xtent : Moderate, .	Area Affe	ected : 20%				
		: Through							
			xtent : Moderate, .	Area Affe	ected : 15%				
		: Through							
-	Explanat	ion : Winde	ows Unable To Cl	ose					
Parapets Concrete Mesonry Unit	45%			LIFE	* *	5	\$2,300		
Concrete Masonry Unit Masonry: Brick	45%			LIFE	* *	5 5	\$2,000		
Metal Panel	10%			2048	* *	5	\$1,700		
Roof	1070			2010			Ψ1,700		
IRMA/Protected Membrane	15%	4+	\$2,000	2028	\$100,000				
		Growth, E : 4th Flooi	xtent : Light, Ared Balcony	a Affected	d : 5%				
Modified Bitumen	85%	4+	\$77,200	2028	\$771,800				
	_	g, Extent : : Through	Moderate, Area A	ffected :	50%				
	Drains Clogged, Extent: Moderate, Area Affected: 20%								
	Location: Throghout								
	Ponding, E	xtent : Mo	derate, Area Affec	ted : 20%	6				
	Location	: Through	out						
Interior									
Floors				_					
Cast in Place Concrete	15%			LIFE	* *	5	\$34,000		
Ceramic Tile	5%			2037	* *	5	\$5,200		
Quarry Tile	5%	3.7	#13 000	2041	* *	5	\$7,800		
Vinyl Tile	75%	Now	\$13,800	2033	**	3	\$29,100		
			ents, Extent : Ligh	t, Area A	IJectea : 10%				
	ьосаноп	: Through	oui						

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

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

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

Asset #: 51

Architecture		Current I	Repair	Futur	re Replacement Maintenance		Maintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior								
Interior Walls								
Ceramic Tile	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	* *			
	Cracking/	Crumbling,	Extent : Light, Are	ea Affect	ed : 2%			
			k By Driveway Enti					
			tent : Light, Area A					
	Location	: Two Loc	ations At Front Of	Building	-			
On-Site Walkways								
Cast in Place Concrete	100%	Now	\$2,400	2033	* *			
	_	-	Extent : Light, Are		ed : 10%			
	Location	: Garden	At Rear Of Buildin	g				
	Sinking/Su	bsiding, E	xtent : Light, Area	Affected	: 10%			
	Location	: Garden	At Rear Of Buildin	g				
Parking/Driveway								
Asphalt		Now	\$7,700	2031	* *			
		Crumbling, : Through	Extent : Light, Ard out	ea Affect	ed : 5%			
		_	oderate, Area Affec	ted : 15%	6			
			Of Driveway					
			xtent : Moderate, A	rea Affe	cted : 15%			
			Of Driveway					

Electrical	Current Repair	Future Replacement		Maintenance			
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estima FY	ated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Under 600 Volts							
Service Equipment							
Fused Disc Sw	100%	2038	* *	5	\$300		
	Other Observation, Extent : Light, Area	Affected: 100%	1				
	Location : Electrical Room						
	Explanation: Two Main Service Switches Rated At 800 Amperes Each						
Switchgear / Switchboard							
Fused Disc Sw	100%	2038	* *	5	\$300		

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

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

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

Asset #: 51

Electrical	Current Repair	Future R	Future Replacement		Maintenance		
System Component Type	% of Fail Date Estimat Total (Years)	ted Cost Year Es FY	timated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Under 600 Volts		,					
Raceway							
Conduit	100%	2038	* *	1			
Panelboards							
Molded Case Bkrs	75%	2036	* *	5	\$1,200		
Molded Case Bkrs		17,500 2053	**	5	\$200		
	Enclosure Corroded, Extent : Location : Roof	Severe, Area Affected	: 2%				
Wiring							
Thermoplastic	100%	2038	* *	1			
Motor Controllers	10070	2000					
Locally Mounted	100%	2033	* *	5	\$400		
Ground	10070				4.00		
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		
	Other Observation, Extent : Li		00%				
	Location : Throughout The E	Building					
	Explanation: T-12 Lamps						
Fluorescent	40%	2033	* *	10	\$22,400		
	Other Observation, Extent : Li	0 00	00%				
	Location : Throughout The E	Building					
	Explanation: T-8 Lamps						
Egress Lighting							
Emergency, Service	50%	2028	\$15,600	1			
Exit, Service	50%	2028	\$10,600	1			
Exterior Lighting	1000/						
HID	100%	2023	\$240,200	10	\$200		
Alarm							
Security System	700/						
No Component	70%	2020	Φ <i>ΕΠ</i> ΠΩΩ		# < 000		
Generic	30%	2028	\$57,700	1	\$6,800		
	Other Observation, Extent: Light, Area Affected: 100%						
	Location : Hallways						
	Explanation: CCTV Surveill	ance Camera System					

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

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

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

Asset #: 51

Electrical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Alarm				
Fire/Smoke Detection				
Generic, Analog	100%	2028 \$658,600	1-3 \$37,600	
	Other Observation, Extent : Light, Area	a Affected : 100%		
	Location: Throughout The Building			
	Explanation: Manual Pull Station, A	larm Bells, Smoke Detectors	s, Strobe Lights And Horns	

Mechanical	Current Repair		Future Replacement		Maintenance		
System Component Type	% of Fail Date Es Total (Years)	stimated Cost	Year Es	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source							
Natural Gas	90% 4+	\$2,500	2038	* *	1		
	Corroded, Extent: Mode	erate, Area Affe	cted : 10%				
	Location : Roof						
Natural Gas	10%		2048	* *	1		
Conversion Equipment							
Furnace	10% Now	\$14,000	2038	* *	1	\$2,700	
	Broken, Extent : Modera	te, Area Affecte	d : 75%				
	Location: 3 Units On	The Roof Not O	perating				
	Damaged, Extent : Mode	erate, Area Affe	cted : 50%				
	Location: Roof						
	Other Observation, Exte	nt : Light, Area	Affected: 1	00%			
	Location: Roof						
	Explanation: 4 Units						
Hot Water Boiler	90% 0-2	\$8,300	2026	\$413,200	1	\$24,400	
	Corroded, Extent : Mode	. ,		4 110,000		+- -,	
	Location : Both Boilers						
	Other Observation, Exte	nt : Light, Area	Affected: 1	00%			
	Location : Basement B	_	55				
	Explanation: 2 Units						
Distribution	zpiananon . 2 Onns						
Hot Wtr Piping/Pump	100%		2036	* *	4	\$3,000	
Terminal Devices						4-,-00	
Convector/Radiator	100%		2033	* *	1	\$19,700	
Air Conditioning						\$12,700	
Energy Source							
Electricity	100%		2036	* *	1		

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

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

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

Asset # : 51

Mechanical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Air Conditioning Conversion Equipment Exterior Pkg Unit - Cooling	2%	2033 **	2 \$100	
	Other Observation, Extent : Light, A Location : 1st Floor Explanation : For Elevator Machi	-		
Split Unit	3% Other Observation, Extent: Light, A Location: 1st Floor Explanation: Office Area	2023 \$38,100		
Window/Wall Unit No Component	40% 55%	2023 \$49,600	1	
Ventilation				
Distribution Ductwork/Diffusers	100%	LIFE **	2-5 \$34,000	
Exhaust Fans Roof	100% Now \$29,70 Broken, Extent: Moderate, Area Afj Location: Roof Malfunctioning, Extent: Moderate, Location: Roof	fected : 30% Area Affected : 30%	2 \$1,500	
-	Noisy/Vibrating, Extent : Moderate, Location : Roof	Area Affected : 30%		
Plumbing H/C Water Piping Brass/Copper	40% Now \$8,90 Leak Evident, Extent : Moderate, An Location : Booster Pump		1	
Galvanized Steel	60%	2033 **	1	
Sanitary Piping				
Cast Iron	100%	LIFE **	1	
Storm Drain Piping	1000/	1100 **	1	
Cast Iron Sump Pump(s)	100%	LIFE **	1	
Non-Submersible	100% Recent Repair Evident, Extent : Ligi Location : Basement	2028 \$9,100 ht, Area Affected : 50%	4 \$1,300	
Backflow Preventer Generic	100%	2028 \$15,100	1 \$3,700	
Fixtures	10070	2020 \$13,100	1 ψ3,700	
Generic	100%			
Vertical Transport Elevators				
Hydraulic	100% Other Observation, Extent: Light, A Location: Basement To 4th Floor	LIFE ** Area Affected : 100%		
Note · All component renairs \$ est.	Explanation: Two Units imates are in current dollars and are not ess	1 . 16 16		

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Asset # : 51

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

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

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

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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



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

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

Asset #: 4455

rchitecture	Current Repai	r Futu	e Replacement	M	aintenance	
stem Component Type	% of Fail Date Esti Total (Years)	mated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior						
Exterior Walls	400/ 37	Φ0.6.000 I IEE	* *	_	#20.000	
Masonry: Brick	40% Now Water Penetration, Extent	\$96,900 LIFE		5	\$30,800	
	Location: Throughout 4		ciea : 20%			
Pre-Cast Concrete	3%	LIFE	* *	5	\$15,000	
Stucco Cement	57% Now Cracking/Crumbling, Exte Location: Throughout	\$265,100 2035 nt : Moderate, Area A	* * ffected : 20%	5	\$54,900	
	Other Observation, Extent Location : Inner Courtya Explanation : Graffiti					
Windows						
Aluminum	100% Ctrwt/Balnc Not Funct, Ex Location: Throughout	2038 Etent : Moderate, Area	* * Affected : 10%	5	\$18,300	
Parapets						
Cast Stone/Terra Cotta	5% Now Broken/Missing Elements, Location: Main Roof	\$4,400 LIFE Extent : Moderate, An	* * rea Affected : 2%	5	\$2,500	
Masonry: Brick	40% Now Diagonal Cracks, Extent: Location: Throughout	\$15,800 LIFE Moderate, Area Affec	* * ted : 10%	5	\$2,600	
	Water Penetration, Extent Location : Throughout	: Moderate, Area Affe	ected : 10%			
Masonry: Brick	50% Now Cracking/Crumbling, Exte Location : Throughout		-	5	\$3,300	
	Other Observation, Extent Location: Inside Face Of	f Parapet	ected : 50%			
Pre-Cast Concrete	Explanation : Cement Sta 5%	LIFE	* *	5	\$4,100	
Roof	J / 0	LIFE		3	\$4,100	
Modified Bitumen	98%	2035	* *	10	\$28,900	
Skylight, Metal/Glass	2%	2040	* *	10	\$2,000	
Soffits				-	- 7	
Stucco Cement	100%	2035	* *	5		

Interior

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

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

Asset #: 4455

Architecture	Current Repair		Future Replacement		Maintenance		
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior							
Floors Cast in Place Concrete	5% Now Cracking/Crumbling, Location: Basement		LIFE , Area A <u>f</u>	* * Fected : 10%	5	\$5,800	
Ceramic Tile	5% Now Cracking/Crumbling, Location: Various I		2039 , Area A <u>f</u>	* * Fected : 5%	5	\$1,300	
Quarry Tile	15%		2043	* *	5	\$11,900	
Vinyl Tile	25% Now Cracking/Crumbling, Location: 1st Floor			\$117,600 Fected : 10%	3	\$5,000	
Wood	50% Now Deteriorated Finish, I Location: Througho		2045 Area Aff	* * Pected : 10%	5	\$24,900	
Interior Walls							
Ceramic Tile	20% Now Cracking/Crumbling, Location: Through		2039 , Area A <u>f</u>	* * Fected : 10%	5	\$9,000	
Glass: Single Pane	3%		LIFE	* *	5	\$4,000	
Gypsum Board	50% Now Cracking/Crumbling, Location : Througho		LIFE , Area A <u>f</u>	* * Fected : 10%	5	\$26,900	
Masonry: Fieldstone	7% Now Other Observation, Ex Location: Electrica Explanation: Water	l And Boiler Room		* * cted : 5%			
Plaster	20% Now Cracking/Crumbling, Location: Througho Water Penetration, Ex Location: Througho	out ctent : Moderate, A			5	\$5,400	
Ceilings							
AcousTileSusp.Lay-In	20% Now Cracking/Crumbling, Location: Through		2043 , Area A <u>f</u>	* * Fected : 10%	5	\$5,300	
Gypsum Board	80% Now Cracking/Crumbling, Location: Througho		LIFE , Area A <u>f</u>	* * Fected : 10%	5	\$53,100	
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	* *			

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

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

Asset #: 4455

Architecture	Current Repair	Future F	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimate Total (Years)	ed Cost Year E FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements						
On-Site Walkways						
Cast in Place Concrete	100%	2035	* *			
Activity Yard						
Cast in Place Concrete	20%	2043	* *			
	Other Observation, Extent: Lig	ht, Area Affected : 1	100%			
	Location: Inner Courtyard					
	Explanation : Play Area					
Rubber Matting	80%	2030				
	Other Observation, Extent : Light, Area Affected : 100%					
	Location : Inner Courtyard					
	Explanation : Play Area					

(Yrs) * 5	\$200	Priority
	, , ,	
	, , ,	
	, , ,	
sconnect S	witch For The	
sconnect S	witch For The	
sconnect S	witch For The	
* 5	\$200	
* 1		
* 5	\$1,100	
* 1		
* 5	\$300	
* 5	\$1,300	
	* 1 * 5 * 1 * 5	* 1 * 5 \$1,100 * 1 * 5 \$300

Lighting

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

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

Asset #: 4455

Electrical	Current Repair	Future	Future Replacement		Maintenance		
System Component Type	% of Fail Date Estir Total (Years)	nated Cost Year F FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
ighting							
Interior Lighting							
Fluorescent	10%	2025	\$60,800	10	\$3,300		
	Other Observation, Extent.	0 00	100%				
	Location : Apartment Bat						
	Explanation: T-12 Lamps	S					
Incandescent	50%	2025	\$303,700	2	\$400		
LED	40%	2038	* *				
	Other Observation, Extent .	0	100%				
	Location : Corridors, Stat	irs And Offices					
	Explanation : Upgraded 2	2018					
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	* *				
	Other Observation, Extent.	_	100%				
	Location: Roof And Build	-					
	Explanation : Upgraded 2	2018					
Marm							
Security System							
Generic	50%	2030	\$67,000	1	\$7,900		
	Other Observation, Extent: Light, Area Affected: 50%						
	Location : Indoor And Ou						
	Explanation : CCTV Syste	em					
Generic	50%	2030	\$67,000	1	\$7,900		
	Other Observation, Extent : Light, Area Affected : 50%						
	Location: Main Office						
	Explanation : Intrusion A	larm System					
Fire/Smoke Detection							
Generic, Digital		\$458,900 2040	* *	1-3	\$23,800		
	Not in Service, Extent : Sev Location : Main Office	ere, Area Affected : 100	0%				
	Other Observation, Extent : Light, Area Affected : 100%						
	Location : Main Office						
	Explanation : The Buildin To Be Upgraded.	g Is Currently Under F	ire Watch. Fire	Alarm Sy	stem Is Scheduled		

Mechanical	Current Re	pair Futur	e Replacement	Ma	aintenance	
System Component Type	% of Fail Date F Total (Years)	Cstimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Natural Gas	100%	2040	* *	1		

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

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

Asset #: 4455

Mechanical Current Repa		Current Repair	Fut	ure Replacement	Maintenance		
System Component Type		Fail Date Estin (Years)	nated Cost Yea	r Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating Conversion Equipment Hot Water Boiler	Location:	rvation, Extent : Boiler Room on : 4 Units, Mu	202: Light, Area Affect lti Temp	. ,	1	\$17,500	
Distribution Hot Wtr Piping/Pump	-	ace Evident, Ext House Pump In	204 tent : Light, Area A Basement.		4	\$2,600	
Terminal Devices Convector/Radiator Air Conditioning	100%		203:	5 **	1	\$11,500	
Energy Source Electricity Conversion Equipment	100%		203	3 **	1		
Interior Pkg Unit - Cooling	20%		202		2	\$400	
Window/Wall Unit No Component Heat Rejection	15% 65%		202:	5 \$10,800	1		
Air Cooled Condenser Unit No Component	20% 80%		2030	\$4,900	2	\$4,900	
Ventilation Distribution Ductwork/Diffusers No Component	50% 50%		LIF		2-5	\$15,600	
Exhaust Fans Roof	100%		203:	5 **	2	\$1,100	
Plumbing H/C Water Piping Galvanized Steel	100%		203:	5 **	1		
Water Heater Gas Fired	Location : Other Obser Location :	Faulty Pilot In	Light, Area Affect	! : 100%	2	\$400	
Sanitary Piping Cast Iron	_		LIF Moderate, Area A ck Ups At House Ti	ffected : 2%	1		
Storm Drain Piping Cast Iron	100%		LIF	E **	1		
Sump Pump(s) Non-Submersible	100%		202	\$6,300	4	\$1,300	

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

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

Asset #: 4455

Mechanical		Current Repair	Futui	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing							
Sewage Ejector(s)							
Electric	100%		2030	\$12,000	4	\$2,500	
Backflow Preventer							
Generic	6%	4+ \$500	2030	\$500	1	\$100	
	Other Obs	ervation, Extent : Light, Area	ı Affectea	! : 100%			
	Location	: Basement					
	Explanat	tion : Corrosion At Piping					
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	

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

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

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Print Date: 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

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



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

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

DEPT. OF HOMELESS SERVICES - 071 FLATLANDS FAMILY RESIDENCE

Asset #: 1949

Architecture		Current F	Repair	Futur	e Replacement	M	laintenance	
System Component Type	% of Total		Estimated Cost		Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls	0.50/			LIDE	باد باد	-	ф 7 .7.700	
Masonry: Brick	85%	NT.	фо 2 000	LIFE	* *	5	\$75,500	
Masonry: Brick		Now	\$83,800 ent : Moderate, A	LIFE		5	\$13,300	
	-	: Bulkhead		rea Ajjec	iea : 10%			
			s nt : Moderate, Are	ea Affecte	pd · 10%			
		: Bulkheaa		и престе	.u . 1070			
			xtent : Moderate, 1	Area Affe	ected : 10%			
			ls, Throughout					
Windows								
Aluminum	100%			2044	* *	5	\$19,300	
Parapets								
Metal: Cage/Fence	100%	4+	\$18,400	2033	* *	5	\$14,300	
		ssing Elem : Through	ents, Extent : Mod out	lerate, Ar	ea Affected : 20%	Ó		
		_	xtent : Moderate, .	Area Affe	ected : 50%			
	Location	: Through	out					
Roof								
Metal Panel	30%	4+	\$4,500	2041	* *			
			Extent : Light, Are					
	Location	: Pyramid	Roof Over Comm	on Space				
Modified Bitumen		4+ xtent : Moa : Through	\$127,100 lerate, Area Affect	2038 ed : 15%	* *			
		_	t : Moderate, Are	a Affectei	d · 20%			
			ne Story Roof Area					
			derate, Area Affec		6			
	_	: Through	**					
	Vegetation	Growth, E	xtent : Moderate,	Area Affe	ected : 15%			
	Location	: Lower O	ne Story Roof Area	as				
			xtent : Moderate, 2					
	Location	: Library,	Security Office, C	hild Care	Room B			
Interior								
Floors	1.50/			LIEE	* *	5	£2.4.000	
Cast in Place Concrete Ceramic Tile	15% 10%			LIFE 2037	* *	5	\$34,000 \$10,400	
Vinyl Tile	75%			2037	* *		\$10,400	
Interior Walls	/370			2033		3	\$30,000	
Ceramic Tile	5%			2037	* *	5	\$7,100	
Concrete Masonry Unit				LIFE	* *		\$5,700	
Glass: Single Pane	5%			LIFE	* *		\$5,300	
Gypsum Board	75%			LIFE	* *		\$63,600	
Masonry: Brick	5%			LIFE	* *		,	
Ceilings								
Gypsum Board	100%	4+	\$22,000	LIFE	* *	5	\$130,500	
			xtent : Light, Area					
	Location	: Library,	Security Office, C	hild Care	Room B			

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

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

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

DEPT. OF HOMELESS SERVICES - 071 FLATLANDS FAMILY RESIDENCE

Asset #: 1949

Architecture		Current R	epair	Futur	e Replacement	M	laintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure								
Fence/Gates								
Chain Link	75%			2048	* *			
	Other Obs	ervation, Ex	xtent : Light, Area	Affected	! : 100%			
	Location	: Property	Perimeter					
	Explanat	tion : Steel 1	Mesh Type Fence					
Iron Picket	25%			2063	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2033	* *			
On-Site Walkways								
Cast in Place Concrete	95%			2033	* *			
Pavers/Stone	5%			2037	* *			
Parking/Driveway								
Asphalt	100%	4+	\$3,800	2031	* *			
	Potholes, 1	Extent : Ligi	ht, Area Affected :	10%				
	Location	: Parking I	Lot Area					
Activity Yard								
Asphalt	35%			2037	* *			
-	Other Obs	ervation, Ex	ktent : Light, Area	Affected	! : 100%			
	Location	: Side Yara	l Area					
	Explanat	tion : Baske	tball Court					
Rubber Matting	65%	4+	\$2,600	2028	\$52,500			
			: Light, Area Affec					
			und Areas At Rear					

ectrical	Current Repair	Future Repla	cement	М	aintenance	
stem Component Type	% of Fail Date Estimat Total (Years)	ed Cost Year Estima FY	ated Cost	Cycle (Yrs)	Estimated Cost	Priority
der 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2038	* *	5	\$300	
	Other Observation, Extent : Li	ght, Area Affected : 100%				
	Location : Electrical Room					
	Explanation : 2- Main Servic	e Switches Rated At 1200	Amperes A	nd 800 A	1mperes	
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

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

Estimates are rounded to the nearest hundred dollars.

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

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

DEPT. OF HOMELESS SERVICES - 071 FLATLANDS FAMILY RESIDENCE

Asset #: 1949

Electrical	Current Repair	Future R	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)	st Year Es FY	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground						
Grounding Devices Not Accessible	100%					
Lighting						
Interior Lighting						
Fluorescent	50%	2033	* *	10	\$31,500	
	Other Observation, Extent : Light, Ar		00%			
	Location : Throughout The Building	3				
	Explanation: T-8 Lamps					
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	
	Other Observation, Extent : Light, Ar		00%			
	Location : Throughout The Building	5				
	Explanation: CCTV Surveillance C	'amera System				
Fire/Smoke Detection						
Generic, Analog	100%	2028	\$740,900	1-3	\$42,300	
	Other Observation, Extent : Light, Ar		00%			
	Location : Throughout The Building					
	Explanation : Bells, Smoke Detector	r, Manual Pull	Station			

l echanical	Current Re	pair	Futur	e Replacement	М	aintenance	
ystem Component Type	% of Fail Date E Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
eating							
Energy Source							
Natural Gas	100%		2038	* *	1		
Conversion Equipment							
Hot Water Boiler	100%		2033	* *	1	\$33,900	
	Other Observation, Ext	ent : Light, Area	Affected	: 100%			
	Location: Boiler Roo	m					
	Explanation: 2 Units						
Distribution							
Hot Wtr Piping/Pump	100% 4+	\$5,200	2036	* *	4	\$3,400	
1 5 1	Corroded, Extent : Mod	lerate, Area Affec	ted: 10	%			
	Location : Pumps In I	Basement					
Terminal Devices							
Air Handler	60%		2028	\$565,300	1	\$25,500	
Convector/Radiator	40%		2033	* *	1	\$8,900	

Air Conditioning

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

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

DEPT. OF HOMELESS SERVICES - 071 FLATLANDS FAMILY RESIDENCE

Asset #: 1949

Mechanical		Current Repair	Futur	re Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning							
Energy Source							
Electricity	100%		2036	* *	1		
Conversion Equipment							
Exterior Pkg Unit - Cooling	30%		2023	\$162,800	2	\$1,300	
		rervation, Extent : Light, Area		l : 40%			
		: Units Serve General Areas	Only				
G P. II.		tion: Multiple Roof Units	2020	Ф1.42.000			
Split Unit	10%		2028	\$143,000	1		
Window/Wall Unit	20% 40%		2023	\$27,900	1		
No Component Ventilation	40%						
Distribution							
Ductwork/Diffusers	20%		LIFE	* *	2-5	\$7,700	
No Component	80%		LII L		2 3	Ψ1,100	
Exhaust Fans							
Interior	10%		2028	\$23,800	2	\$200	
Roof	90%	4+ \$5,000	2028	\$100,100	2	\$1,500	
	Broken, E. Location	xtent : Moderate, Area Affect v : Roof	ed : 10%				
Plumbing							
H/C Water Piping							
Brass/Copper	100%		2038	* *	1		
Water Heater	1000/		2026	Φ40.000	2	Ø1 000	
Gas Fired	100%		2026	\$40,900	2	\$1,000	
Sanitary Piping Cast Iron	1000/	Now \$49,000	LIFE	* *	1		
Cast fron		Now \$49,000 Clogged, Extent : Severe, Ar			1		
	_	: Basement	си Пусск	ca . 5070			
		Extent : Moderate, Area Affe	ected · 5%	6			
		: Main Stock Room And Plu					
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	* *			
-		ervation, Extent : Light, Area a : 1st To 2nd Floor Commun		l : 10%			
		tion : One Unit					

Fire Suppression

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

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

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DEPT. OF HOMELESS SERVICES - 071 FLATLANDS FAMILY RESIDENCE

Asset #: 1949

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

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

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Print Date: 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

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



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

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

Asset #: 4439

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

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

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

Asset #: 4439

Architecture	Current R	lepair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior							
Parapets							
Cast Stone/Terra Cotta	8% Now Crazing, Extent: Mod Location: North Fa			* *	5	\$6,900	
Masonry: Brick	15% Now Cracking/Crumbling, Location: West Fac Spalling, Extent: Mod Location: West Fac	ade derate, Area Affec	0.0		5	\$1,700	
Masonry: Brick	19% Now Cracking/Crumbling, Location: Northwes Misaligned/Bulging, 1 Location: South Fa	t Corner Extent : Moderate,	Area Aff	ected : 50%	5	\$2,100	
Masonry: Brick	53%		LIFE	* *	5	\$5,900	
Metal Panel	5% Now Deformed/Dented, Ex Location: Through	-	2049 Affected :	**	5	\$1,100	
Roof							
Built-Up (BUR)	26% Now Blisters, Extent: Mod Location: West And Broken/Missing Elem. Location: West Side Air/Water Blisters, Ex Location: North Sid Water Penetration, Ex Location: Over Dri Worn/Eroded, Extent Location: West And Other Observation, Ex Location: North Sid Explanation: Pitch	East Ends ents, Extent: Seve ents, Extent: Seve etent: Light, Area le, Tar Coating Is etent: Moderate, A ll Floor East Ends extent: Light, Area le Pockets Leaking	re, Area Affected Affected Affected Affected	: 5% uting From The Ba cted : 15% : 30% : 15%	ick Of Pa	ırapet Wall	
Modified Bitumen	74% Now Broken/Missing Elem Location: East Side Water Penetration, Ex Location: Over Dri	, Two Missing Roc stent : Moderate, 2	of Drain S	Strainers			

Interior

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

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

Asset #: 4439

Architecture	Current R	Current Repair Future Replacement		e Replacement	M	aintenance		
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
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		
	Cracking/Crumbling, Location: Through	-	ea Affect	ed : 10%				
Sheet Vinyl/Rubber	22% 0-2	\$42,200	2034	* *	5	\$51,200		
·	Adhesion Failure, Ext Location : Main Ent	-		5%				
Terrazzo	2%		LIFE	* *	5	\$4,800		
Traffic Topping	5% Now	\$10,000	2029	\$200,500	5	\$9,700		
	Cracking/Crumbling, Location : 4th Floor	-		ed : 100%				
Traffic Topping	20% 0-2 Cracking/Crumbling, Location : Portions	-		* * ed : 2%	5	\$38,800		
Vinyl Tile	26% Now Cracking/Crumbling, Location: First Ana Worn/Eroded, Extent Location: First Ana	l Second Floors : Moderate, Area			3	\$30,200		
Wood	12% Dry Rot/Decay, Exten Location: Electrica		2032 ffected :	**	5	\$69,800		
Interior Walls								
Cast in Place Concrete	5%		LIFE	* *				
Cast Stone/Terra Cotta	5%		LIFE	* *				
	Other Observation, E. Location: First Flow Explanation: Walls	or		ected : 100%				
Ceramic Tile	3%	- 1	2032	* *	5	\$1,200		
Gypsum Board	25%		LIFE	* *	5	\$5,800		
Masonry: Brick	37%		LIFE	* *	Č	\$2,300		
Plaster	20% Now	\$1,300	LIFE	* *	5	\$2,300		
	Loose/Delam Surface, Location : Curved W	Extent : Light, Ar	ea Affec		-	+-,- - -		
Wood	5%		LIFE	* *	5	\$7,800		
						* - /		

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

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

Asset #: 4439

Architecture	Curre	Current Repair Future Replacement		M	aintenance		
System Component Type	% of Fail D Total (Year	eate Estimated Cost rs)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior							
Ceilings							
AcousTileSusp.Lay-In	10% Now	. ,	2034	* *	5	\$15,500	
	0	Elements, Extent : Mod	lerate, Ar	ea Affected : 20%			
		And Second Floors					
		n, Extent : Moderate, 1	Area Affe	ected : 80%			
	Location : First	Floor Lobby					
Exposed Concrete	5% Now	. ,	LIFE	* *	5	\$2,400	
		face, Extent : Moderat		Affected : 30%			
		er Room First Floor O					
	_	tent : Severe, Area Aff					
	Location : Elect	trical Room And Boile	r Rooms .	In Shelter			
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	
	Deteriorated Fin	ish, Extent : Moderate,	Area Afj	fected : 10%			
	Location: Thro	ughout					
	Staining/Discolor	ing, Extent : Moderate	e, Area A	ffected : 10%			
	Location: Thro	ughout					
	Water Penetratio	n, Extent : Moderate, 1	Area Affe	ected : 10%			
	Location: Thro	ughout					
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	**			
		ing, Extent : Moderate	e, Area Aj	ffected: 25%			
	Location : Thro	ughout Driveway					

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

Under 600 Volts

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

Estimates are rounded to the nearest hundred dollars.

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

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

Asset #: 4439

Electrical	rical Current Repair Future Replacement		e Replacement	Maintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Service Equipment Fused Disc Sw	50% Other Observation, Extent: Light, Area Location: Electrical Room	2029 Affected	\$41,000 *: 100%	5	\$500	
E 1 Di C	Explanation: 2000 Amperes 50%	2049	* *	5	\$500	
Fused Disc Sw	Other Observation, Extent : Light, Area Location : Electrical Room Explanation : 2000 Amperes For Air (Affected	: 100%	3	\$500	
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	250/	20.45	* *	~	Φ1 (00	
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%	2029	\$409,900 * *	1 1		
Motor Controllers	2370	2047		1		
Locally Mounted	100%	2027	\$779,900	5	\$1,600	
Ground						
Grounding Devices						
Generic	100%	LIFE	**	5	\$3,500	
	Other Observation, Extent : Light, Area Location : Under 1st Floor Stair Explanation : Main Water Pipe	Affected	: 100%			
Stand-by Power						
Transfer Switches						
Automatic	100% Other Observation, Extent: Light, Area Location: 3rd Floor Electrical Room Explanation: 400 Amperes For Fire 1		**	1	\$72,900	
Generators						
Diesel	100%	2038	* *	1	\$91,800	
	Other Observation, Extent: Light, Area Location: 3rd Floor Generator Room Explanation: 250 Kilowatts					
Batteries						
Lead/Acid	100%	2023	\$1,600	5	\$8,800	
Fuel Storage						
Main Tank	100% Other Observation, Extent: Light, Area Location: Mechanical Room Explanation: 600 Gallons	2057 Affected	**	5	\$7,000	

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

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

Asset #: 4439

Electrical	Current Repair Future Replacement				Maintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Lighting							
Interior Lighting	700/	2020	Φ 2 0.4 2 0.00	1.0	#1 52 100		
Fluorescent	70%	2029	\$2,842,800	10	\$152,100		
	T-8 Lamps And Fixtures, Extent : Light, Location : Shelter Area	Агеа АЈ	iectea : 20%				
	T-12 Lamps And Fixtures, Extent: Ligh	t Area A	ffected · 80%				
	Location: Throughout	t, 117 ca 11	gjecieu . 0070				
HID	25%	2034	* *	10	\$1,900		
IIID	Other Observation, Extent : Light, Area		l : 100%	10	\$1,700		
	Location : Arena Area	33					
	Explanation: Metal Halide Lamps						
Incandescent	5%	2029	\$203,100	2	\$300		
	Other Observation, Extent : Light, Area		·		****		
	Location : 1st Floor						
	Explanation: Incandescent Lamps Ob	served					
Egress Lighting							
Emergency, Service	50%	2029	\$60,400	1			
Exit, LED	50%	2044	* *	1			
Exterior Lighting	2007	2020	#25 0 000	1.0	#200		
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			4,		40,200		
No Component	75%						
Generic, Analog	20%	2024	\$511,700	1-3	\$30,100		
_	Other Observation, Extent : Light, Area	Affected	! : 100%				
	Location : Throughout						
	Explanation : Addressable Type						
Generic, Analog	5% Now \$76,800	2029	\$127,900	1-3	\$6,600		
	Devices Missing, Extent: Moderate, Area Affected: 100%						
	Location : Throughout						
	Other Observation, Extent : Moderate, Area Affected : 100%						
	Location : Fitness Area	~					
	Explanation: Vandalized Devices Are	Causing	g False Alarms				

Mechanical		Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of 1 Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

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

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

Asset #: 4439

Mechanical	ical Current Repair Future Replacement		Maintenance					
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating Energy Source Interruptible Gas/Dual Fuel	100%			2039	* *	1		
	Location	: Boiler R	Extent : Light, Area Poom O Gallon Tank For I					
Conversion Equipment Steam Boiler	Other Obs Location	: Boiler R	\$449,200 Extent : Light, Area Coom its / 1 Used For Do			1 Needs Re	\$211,200	
Distribution Steam Piping/Pump	100%			2039	**	vecus ite	inonig	
Terminal Devices Convector/Radiator	100%			2034	* *	1	\$76,500	
Air Conditioning Energy Source								
Electricity	80%			2037	* *	1		
Natural Gas	Location	: Roof	Extent : Light, Area es 3rd Floor Track .			1		
Conversion Equipment	Елрини	ion . Serve	es station track	anu t in i	rioor bleachers			
Absorption Chiller/Direct Fire	20%			2034	* *	1	\$51,300	
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	15%			2049	* *	4	\$2,600	
Pipe/Pump Ductwork/Diffusers	75%			LIFE	* *	2	\$231,200	
No Component Terminal Devices	10%							
Fan Coil - 2 Pipe	20%			2034	* *	1	\$15,300	
No Component	80%					•	<i>410,000</i>	
Heat Rejection Water Cooling Tower	20%			2030	\$175,600	2	\$47,700	
No Component	80%							
Ventilation Distribution	1000				de de	2.5	#122.1 00	
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$132,100	
Exhaust Fans Interior	100%			2029	\$823,200	2	\$7,300	

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

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

Asset #: 4439

Mechanical	Current R	epair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing							
H/C Water Piping							
Brass/Copper	100%		2039	* *	1		
Water Heater	010/ NI	¢51 400	2020	¢120.400	2	¢2.500	
Gas Fired	91% Now Broken, Extent : Sever Location : Boiler Ro	om		\$128,400	2	\$2,500	
	Not in Service, Extent Location : Boiler Ro		ectea : 1	00%			
Gas Fired	9%		2029	\$12,700	2	\$300	
HW Heat Exchanger				. , , , , , , , , , , , , , , , , , , ,		· · · · · · · · · · · · · · · · · · ·	
Steam Fired	56% 0-2 Other Observation, Ex Location : Boiler Ro		2029 a Affecte	\$206,300 ed: 100%	4	\$13,100	
	Explanation: Domes	stic Coil In Boiler	/ No Sto	rage / Inadequate I	Hot Wate	er Supply	
Steam Fired	44%		2059	* *	4	\$10,300	
Sanitary Piping Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping Cast Iron	100% Now Leak Evident, Extent : Location : 3rd And 4		LIFE Affected :	* *	1		
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	1000/		•••	4.5 0.000		044.500	
Generic	100%		2029	\$58,800	1	\$14,500	
Fixtures Generic	100%						
Vertical Transport	10070						
Elevators							
Hydraulic	100% Other Observation, Ex Location : 1st To 4th Explanation : 1 Unit	Floor	LIFE Affected	**			
Fire Suppression							
Standpipe							
Generic	100%		2049	* *	1-5	\$119,500	
Sprinkler	1000/		2040	* *	1.2	¢((400	
Generic	100%		2049	~ ~	1-2	\$66,400	
Fire Pump Generic	100%		2032	* *	1	\$44,300	

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

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

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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

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



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

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

Asset #: 1940

rchitecture	Cur	rent Repair	Futur	e Replacement	M	aintenance			
stem Component Type	, , , , , , , , , , , , , , , , , , , ,	Date Estimated Cost ars)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
terior									
Exterior Walls									
Masonry: Brick	00	Extent : Moderate, Area	LIFE Affected	**	5	\$84,000			
	Location : Soi								
	Graffiti, Extent Location : Fra	: Moderate, Area Affect Inklin Ave	ted : 5%						
Masonry: Brownstone	59%		LIFE	* *	5	\$123,900			
·	**	Extent : Moderate, Area ove Main Entry	Affected	: 5%					
Slate Panels	11% 0-	2 \$182,800	LIFE	* *	5	\$23,100			
	Cracking/Crum Location : Wi	bling, Extent : Moderat	e, Area Aj	ffected : 25%					
Windows									
Aluminum	70%		2044	* *	5	\$11,900			
Aluminum	10% No	4,	2036	* *	5	\$900			
	Broken/Missing Elements, Extent : Moderate, Area Affected : 20% Location : Screens At Tower Floors								
		ion, Extent : Severe, Ar	aa Affaata	od · 200/					
	Location: To		еи Ајјесте	a. 2070					
		Bird Contamination							
Bronze/Brass	5%		2036	* *	5	\$5,300			
Metal Clad	15% 2-	4 \$3,000	2036	* *	5	\$8,000			
112001 2100				ea Affected : 15%	Č	\$0,000			
	Glazing Broken/Cracked, Extent : Moderate, Area Affected : 15% Location : Above Drill Floor								
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Abo	ove Drill Floor							
	Explanation:	Copper Windows							
Parapets									
Masonry: Brick	90%		LIFE	* *	5	\$35,300			
Masonry: Brownstone	10%		LIFE	* *	5	\$9,500			

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

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

Asset #: 1940

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

Interior

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

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

Asset #: 1940

Architecture	Current F	Repair Fu	ture Replacement	M	aintenance			
System Component Type	% of Fail Date Total (Years)	Estimated Cost Yes	ar Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
nterior								
Floors								
Cast in Place Concrete	44%	LIF		5	\$205,400			
		: Moderate, Area Affect	ed : 5%					
	Location : Main Lev		4		00.100			
Ceramic Tile	2% 0-2	\$1,900 203		5	\$2,100			
		ents, Extent : Severe, Ar vel Shower Room, Lobby						
		Extent : Moderate, Area						
	Location: Lobby	Extent . Moderate, Aret						
		t, Extent : Light, Area A						
	•	or Communal Shower	<i>y</i>					
Ceramic Tile	3%	204	1 **	5	\$6,400			
0.01.01.00		nt, Extent : Light, Area			ψο,			
	•	Location: Bathrooms - Floors 2, 3, 4						
Panel/Paver: Cer/Brk	5%	203	6 **	5	\$24,000			
Quarry Tile	5%	203		5	\$16,000			
Steel Plate	1% Now	\$4,400 LIF	E **	1				
	_	ents, Extent : Severe, Ar	ea Affected : 2%					
	Location : Boiler Ro	oom, Bottom Stair						
Vinyl Tile	15%	202		3	\$12,000			
	Cracking/Crumbling, Location : Through	Extent : Moderate, Area out	Affected: 20%					
	Recent Repair Eviden Location: Through	t, Extent : Light, Area A out						
	Uneven Substrate, Ex Location : Room 40	tent : Moderate, Area Aj 2	fected : 5%					
		: Moderate, Area Affect	ed : 25%					
	Location : Through							
Vinyl Tile	15%	203	3 **	3	\$16,000			
Wood	10% Now	\$399,300 206		5	\$20,000			
	Broken/Missing Elem	ents, Extent : Severe, Ar	ea Affected : 20%					
	Location : 5th Floor	r, Drill Floor Balcony, E						
		t : Severe, Area Affected						
	Location : 5th Floor							
		xtent : Moderate, Area A	Iffected : 50%					
	Location : Gas Mete							
	Explanation : Debri	s I hroughout						

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

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

Asset #: 1940

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Cast Stone/Terra Cotta	5%			LIFE	* *			
Ceramic Tile	5%			2041	* *	5	\$8,300	
	-		ent, Extent : Light, n - Floors 2, 3, 4	Area Aff	ected : 75%			
Concrete Masonry Unit	5%			LIFE	* *	5	\$3,300	
Gypsum Board	30%			LIFE	* *	5	\$30,000	
Masonry: Brick	20%	Now	\$73,800	LIFE	* *			
	Location Horizonta Location Jnt Mortal Location Misaligned Location Vertical C	: Drill Flo l Cracks, E. : Drill Flo r Miss/Eroc : Drill Flo d/Bulging, 2 : Drill Flo racks, Exte	tent: Moderate, Ar or Balcony East Fo or Balcony East Fo d, Extent: Moderate or Balcony East Fo Extent: Moderate, or Balcony East Fo nt: Moderate, Are or Balcony East Fo or Balcony East Fo	acade, M Area Affe acade, M te, Area A acade Area Aff acade a Affecte	Il Shift Office cted : 3% Il Shift Office Affected : 2% Fected : 2%			
Plaster	Cracking/Location Diagonal Location Paint Peed	: 5th Floor Cracks, Ext : 5th Floor	tent : Severe, Area r Storage : Severe, Area Affa	Affected	: 5%	5	\$17,500	

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

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

Asset #: 1940

Architecture	Current R	epair	Future	Replacement	M		
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year I FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior							
Ceilings							
AcousTileSusp.Lay-In	10%		2041	* *	5	\$21,300	
AcousTileSusp.Lay-In	1% 0-2	\$400	2041	**	5	\$1,100	
	Broken/Missing Eleme Location : Main Lev		lerate, Ared	a Affectea : 10%			
	Staining/Discoloring,		e Area Affi	ected · 2%			
	Location: 2nd Floor		c, 111 ca 11jje	.c.eu . 270			
Exposed Concrete	10% Now	\$155,800	LIFE	* *	5	\$3,300	
	Corrosion/Rusting, Ex						
	Location : Area In A						
	Cracking/Crumbling, Location: Area In A						
	Water Penetration, Ex						
	Location: Main Lev						
Exposed Struc: Steel	40%		LIFE	* *			
Exposed Struc: Wood	18% Now	\$54,700	LIFE	* *			
•	Broken/Missing Eleme	ents, Extent : Mod	lerate, Ared	a Affected : 5%			
	Location : Drill Roo	m Ceiling					
Masonry:Vault Struct	5%		LIFE	* *			
Plaster	4% Now	\$25,400	LIFE	* *	5	\$5,300	
	Cracking/Crumbling, Location: 5th Floor		lrea Affecte	ed : 20%			
	Paint Peeling, Extent Location: 5th Floor		fected : 100	9%			
	Water Penetration, Ex Location : 5th Floor		Area Affeci	ed : 10%			
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	* *			
Cast in Flace Concrete	Cracking/Crumbling, Location: Througho	Extent : Moderate					
On-Site Walkways							
Pavers/Stone	100%		2031	* *			
	Other Observation, Ex		Affected :	100%			
	Location : Entry State						
	Explanation: Brown	stone					

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

Under 600 Volts

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

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

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

Asset #: 1940

Electrical	Current Repair	Futur	e Replacement	M	laintenance				
System Component Type	% of Fail Date Estimated Cos Total (Years)	t Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority			
Under 600 Volts									
Service Equipment									
Fused Disc Sw	30%	2028	\$13,400	5	\$200				
	Other Observation, Extent : Light, Are	ea Affectea	! : 100%						
	Location : Electrical Room								
	Explanation: One 2000 Amperes Fo	or Service	# 1						
Fused Disc Sw	5%	2028	\$2,200	5					
	Other Observation, Extent : Light, Are	ea Affectea	! : 100%						
	Location : Electrical Room								
	Explanation: One 400 Amperes For	· Fire Pum	p						
Molded Case Bkrs	65%	2028	\$29,000	5	\$2,400				
	Other Observation, Extent : Light, Ar	ea Affectea	! : 100%						
	Location : Electrical Room								
	Explanation: Two 1600 Amperes Fo	or Service	No.2						
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				
	Other Observation, Extent : Light, Ar	ea Affectea	! : 100%						
	Location : At Water Main								
	Explanation : Corroded								
Stand-by Power									
Transfer Switches	000/	2022	ملد رائ	1	ф20. 2 00				
Automatic	90%	2033	**	1	\$39,200				
Automatic	5%	2033	**	1	\$2,200				
	Other Observation, Extent: Light, Area Affected: 5%								
	Location: Mechanical Room								
	Explanation: 20 Hp For Fire Pump				** **				
Automatic	5%	2033	* *	1	\$2,200				
	Other Observation, Extent: Light, Area Affected: 100%								
	Location: Transfer Switch Room	4.7							
	Explanation: 30 Amperes For Fire	Alarm							

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

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

Asset #: 1940

Electrical	Current Repair	Future R	eplacement	M		
System Component Type	% of Fail Date Estimated C Total (Years)	ost Year Es FY	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power						
Generators						
Diesel	100%	2031	**	1	\$54,800	
	Other Observation, Extent: Modera	ate, Area Affecte	d: 100%			
	Location: Generator Room					
D	Explanation: One 100 Kilowatts					
Batteries	1000/	2021	¢1.700	-	\$5.200	
Lead/Acid	100%	2021	\$1,700	5	\$5,200	
Fuel Storage Day Tank	20%	2036	* *	5	\$5,300	
Day Talik	Other Observation, Extent: Light, A			3	\$5,500	
	Location: Generator Room	irea zijjecica . i	0070			
	Explanation: 180 Gallons					
Main Tank	80%	2043	* *	5	\$3,400	
Iviani Tank	Other Observation, Extent: Light, A			3	\$3,400	
	Location: Underground	нгеи лујестей . 1	0070			
	Explanation: 15000 Gallon Tank					
Lighting	Explanation : 13000 Gatton Tunn					
Interior Lighting						
Fluorescent	85%	2028	\$2,260,500	10	\$111,100	
	T-12 Lamps And Fixtures, Extent :				* ,-**	
	Location : Throughout					
HID	5% Now \$19,80	00 2038	* *			
1112	Damaged Fixtures, Extent: Modera		d : 4%			
	Location : Main Hall, Recreation					
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	
	Other Observation, Extent : Light, A					
	Location: At All Entrances And E	exits, Including C	common Areas			
	Explanation : Fixed Cameras					
Fire/Smoke Detection	7.50/					
No Component	75%	2020	0.415.500	1.2	#21 622	
Generic, Analog	25%	2028	\$415,500	1-3	\$21,800	

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

Heating

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

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

Asset #: 1940

Mechanical		Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Electricity	1%			2038	* *	1		
Interruptible Gas/Dual Fuel	99%			2038	* *	1		
Conversion Equipment								
Radiant Heater	1%	_		2028	\$26,900	2	\$700	
			Extent : Light, Area		: 100%			
		-	d Genenrator Roon	ıs				
		tion : 5 Un	its					
Steam Boiler	99%			2033	* *	1	\$139,800	
			Extent : Light, Area	Affected	! : 100%			
			nt Boiler Room					
	Explana	tion : 2 Un	its. Boilers 1 And 2	Have Pi	lugged Tubes. 2 Pli	ugged Tu	ıbes Each.	
Distribution	100/			TIPE	* *	2.5	# 000	
Ductwork/Diffusers	10%		4400000	LIFE		2-5	\$7,900	
Ductwork/Diffusers		Now	\$198,800	LIFE	**	2-5	\$4,000	
			Extent : Light, Are		d: 100%			
		: Through	out 1st Floor Drill					
Steam Piping/Pump	83%			2038	* *			
Steam Piping/Pump		Now	\$300	2058	* *			
			Extent : Light, Are		d : 50%			
			r Drill Room By H					
			: Moderate, Area	Affected :	50%			
	Location	: Basemer	nt Boiler Room					
Terminal Devices								
Air Handler	15%			2028	\$319,600	1	\$13,200	
Convector/Radiator	70%			2033	* *	1	\$32,200	
Unit Heater - Steam	7%			2028	\$37,900	4	\$900	
Unit Heater - Steam		Now	\$43,300	2038	* *	4	\$1,000	
			ent : Severe, Area A	Affected :	100%			
			om Mezzanine					
			Extent : Severe, Are	a Affecte	ed: 100%			
			om Mezzanine					
	Explana	tion : 10 U	nits Not Working					
Air Conditioning								
Energy Source	1000/			2026	* *	1		
Electricity	100%			2036	* *	1		
Conversion Equipment	100/			2022	#21 (00	1		
Window/Wall Unit	10%			2023	\$31,600	1		
No Component	90%							
Ventilation								
Distribution	1000/			LIDD	* *	2.5	\$70.500	
Ductwork/Diffusers	100%			LIFE	. · ·	2-5	\$79,500	
Exhaust Fans	500/			2022	¢260 500	2	#2.200	
Interior	50%			2023	\$269,500 * *	2	\$2,200	
Roof	50%			2033	T T	2	\$2,200	

Plumbing

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

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

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

Asset #: 1940

Mechanical	Current Repair	Future R	eplacement	М						
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Es	timated Cost	Cycle (Yrs)	Estimated Cost	Priority				
Plumbing										
H/C Water Piping										
Brass/Copper	75%	2038	**	1						
Galvanized Steel	25%	2033	* *	1						
Water Heater	500/	2026	ф. (. 7 00	4	#					
Electric	50% Other Observation, Extent : Light, Are	2026	\$66,700	4	\$600					
	Location : Basement	ea Affectea : 5	0%							
	Explanation: 3 Units Capacity 80 G	Callons								
F1 '			¢.(.700	4	Ф.400					
Electric	50%	2023	\$66,700	4	\$400					
	Other Observation, Extent: Light, Area Affected: 50%									
	Location: Basement Explanation: 3 Units Capacity 350 Gallons									
Sanitary Piping	Explanation . 3 Onlis Capacity 330	Ganons								
Cast Iron	100%	LIFE	* *	1						
Storm Drain Piping	10070	LIFE		1						
Cast Iron	100%	LIFE	* *	1						
Sump Pump(s)	10070	EH E								
Submersible	100%	2021	\$5,100	4	\$4,500					
Suchiersiere	Other Observation, Extent : Light, Are			•	ψ 1,5 0 0					
	Location : Basement Sprinkler Room									
	Explanation : 1 Unit									
Sewage Ejector(s)	•									
Electric	100%	2028	\$43,300	4	\$5,600					
	Other Observation, Extent : Light, Are	ea Affected : 1	00%							
	Location: Basement Storage Room	1								
	Explanation: 2 Pumps									
Backflow Preventer										
No Component	50%									
Generic	50%	2033	* *	1	\$4,400					
	Other Observation, Extent : Light, Are	ea Affected : 1	00%							
	Location : Basement									
	Explanation : Serves Fire Suppression	on Only								
Fixtures	1000/									
Generic	100%									
Vertical Transport										
Elevators Geared Traction	100%	LIFE	* *							
Geared Traction	Other Observation, Extent : Light, Are									
	Location: 1st: 3rd Floor	ей Ајјестей . Т	0070							
	Explanation: 1 Unit, Not In Service,	Not Operatio	nal Decommis	sioned						
Fire Suppression	Explanation . 1 Out, 110t in Service,	, 1101 Operatio	nai, Decominus	sionea.						
Standpipe										
Generic	100%	2054	* *	1-5	\$74,500					
Sprinkler	100.0				ψ / 1,5 0 0					
Generic	100%	2054	* *	1-2	\$39,900					
Fire Pump					,					
Generic	100%	2041	* *	1	\$26,600					
	* *			•	, 0					

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

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

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DEPT. OF HOMELESS SERVICES - 071 FRANKLIN WOMENS SHELTER

Asset #: 1940

Print Date: 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

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



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

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

Asset #: 3015

rchitecture	Current Repair Future Replacement Maintena			aintenance	ance	
stem Component Type	% of Fail Date Estimated Co Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority	
terior						
Exterior Walls	20/	1100 **				
Cast Iron	3% 5%	LIFE **	5	¢17 000		
Cast Stone/Terra Cotta Masonry: Brick	5% 47% Now \$13,50		5 5	\$17,800 \$21,400		
Masonry. Brick	Cracking/Crumbling, Extent: Model		3	\$21,400		
	Location: Throughout					
	Staining/Discoloring, Extent : Light,	Area Affected : 10%				
	Location: Throughout					
Masonry: Limestone	5% Now \$13,00	0 LIFE **	5	\$1,700		
	Jnt Mortar Miss/Erod, Extent: Mod					
	Location: Window Sills And Trims	S				
Metal/Glass Curt Wall	5% Now \$37,70		5	\$4,300		
	Water Penetration, Extent : Moderat	te, Area Affected : 5%				
	Location: Throughout					
Stucco Cement	35% Now \$48,10		5	\$19,900		
	Broken/Missing Elements, Extent: M	Aoaerate, Area Affectea : 5%				
	Location: Throughout Cracking/Crumbling, Extent: Model	rate Area Affected : 100/				
	Location: Throughout	ruie, Area Affectea . 1070				
	Staining/Discoloring, Extent: Light,	Area Affected : 20%				
	Location: Throughout, Below Win					
Windows						
Aluminum	90% Now \$110,60		5	\$6,300		
	Ctrwt/Balnc Not Funct, Extent: Mod	derate, Area Affected : 25%				
	Location: Throughout					
Metal Clad	10% Now \$76,20		5	\$4,400		
	Deteriorated Finish, Extent: Moder	ate, Area Affected : 50%				
	Location: Stairs					
	Thermally Inefficient, Extent: Mode Location: Stairs	rate, Area Affectea : 50%				
	Worn/Eroded, Extent : Moderate, Ar	rea Affected · 50%				
	Location: Stairs	ca Tijjecica . 5070				
Parapets						
Cast Stone/Terra Cotta	5%	LIFE **	5	\$1,900		
Masonry: Brick	30% Now \$4,40		5	\$1,500		
	Cracking/Crumbling, Extent: Model	rate, Area Affected : 15%				
	Location : North Parapet					
Metal Cornice	15%	2044 **	10	\$2,400		
Stucco Cement	50% Now \$6,60		5	\$3,200		
	Broken/Missing Elements, Extent: N	Aoderate, Area Affected : 10%				
	Location: Throughout Cracking/Crumbling, Extent: Model	vata Avea Affacted . 150/				
	Location: Throughout	ruie, Area Affectea : 1570				
	Water Penetration, Extent: Light, A	rea Affected · 15%				
	Location: Throughout					

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

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

Asset #: 3015

Architecture	Current Repair		Future R	Replacement	М	aintenance	
System Component Type		Date Estimated Cos ears)	Year Es	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior							
Roof	0=0/		•••	de de	4.0	444 (00	
Modified Bitumen Skylight, Metal/Glass	97% 3%		2037 2055	* *	10 10	\$12,600 \$1,300	
Soffits							
Cast in Place Concrete	10%		LIFE	* *	5	\$400	
Metal Panel		+ \$500 Extent : Light, Area Afj roughout		* *	5	\$1,200	
nterior							
Floors							
Cast in Place Concrete	5% Paint Peeling, Location: Th	Extent : Light, Area Af, roughout	LIFE fected : 10%	**	5	\$4,700	
Ceramic Tile	Location : Th Jnt Mortar Mis Location : Th	abling, Extent : Moderd roughout s/Erod, Extent : Moder roughout Extent : Light, Area Afj	ite, Area Affec ate, Area Affe		5	\$3,200	
Vinyl Tile	15% No		2034	* *	3	\$2,400	
vanyt tale	Broken/Missing Location: Th Cracking/Crum Location: Th	g Elements, Extent: Mo roughout abling, Extent: Moderc roughout urface, Extent: Moder	oderate, Area ate, Area Affec	ted : 10%	J	ψ2,100	
Wood	Location: The Dry Rot/Decay Location: The	inish, Extent : Light, A. roughout . Extent : Moderate, Ar roughout lging, Extent : Moderat	rea Affected : ea Affected : .	5%	5	\$26,000	
Interior Walls							
Ceramic Tile	25% No Cracking/Crum Location : Th	bling, Extent : Modera		* * rted : 5%	5	\$8,600	
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	

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

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

Asset #: 3015

Architecture	Current Rep	air Futur	e Replacement	M		
System Component Type	% of Fail Date Es Total (Years)	stimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior						
Ceilings						
AcousTileSusp.Lay-In	15%	2042	* *	5	\$6,400	
	Water Penetration, Exten	nt : Moderate, Area Affe	cted : 5%			
	Location: Recreation I	Room In Basement				
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	* *			

lectrical	Current Repai	r Future Rep	olacement	M	aintenance		
vstem Component Type	% of Fail Date Esti Total (Years)	mated Cost Year Esti FY	mated Cost	Cycle (Yrs)	Estimated Cost	Priorit	
nder 600 Volts							
Service Equipment							
Fused Disc Sw	100%	2039	* *	5	\$100		
	Other Observation, Extent	: Light, Area Affected : 100	0%				
	Location : Electrical Roc	om.					
	Explanation : The Servic 400 Amperes And 600 Ar	e Equipment Is Composed (nperes.	Of 2- Main Ser	vice Sw	itches Rated At		
Switchgear / Switchboard							
Fused Disc Sw	100%	2039	* *	5	\$100		
Raceway							
Conduit	100%	2039	* *	1			
Panelboards							
Fused Disc Sw	2%	2037	* *	5			
Molded Case Bkrs	98%	2037	* *	5	\$700		
Wiring							
Thermoplastic	100%	2039	* *	1			
Motor Controllers							
Locally Mounted	100%	2034	* *	5	\$200		
round							
Grounding Devices							
Not Accessible	100%						

Lighting

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

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

Asset #: 3015

Electrical	Current Repair	Future Replacement	Maintenance						
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority					
Lighting									
Interior Lighting									
Fluorescent	30% 0-2 \$146,300	2039 **							
	Obsolete Fixtures, Extent: Light, Area	Affected: 100%							
	Location: Throughout Building.	100 1 1000/							
	_	Other Observation, Extent: Light, Area Affected: 100%							
	Location: Corridors, 1st Floor								
	Explanation: T-12 Lamps								
Fluorescent	50%	2037 **	10 \$13,000						
	Recent Replace Evident, Extent : Light, Location : Throughout Building.	Area Affected : 100%							
Incandescent	20% 0-2 \$97,500	2039 **	2 \$100						
	Obsolete Fixtures, Extent : Light, Area Affected : 100%								
	Location: Inside Apartments.								
Egress Lighting									
Emergency, Battery	50%	2034 **	10 \$3,400						
Exit, Service	50%	2034 **	1						
Exterior Lighting									
HID	100% Now \$112,000	2039 **							
	Malfunctioning, Extent : Moderate, Are	ea Affected : 100%							
	Location : Building Perimeter.								
Alarm									
Security System	-00/								
No Component	70%	0000 000	1						
Generic	30%	2029 \$26,900	1 \$3,200						
	Other Observation, Extent: Light, Area	a Affected : 100%							
	Location: Lobby, Outside, Basement								
F' - /C - 1- D - 1 - 1	Explanation : CCTV Surveillance Car	neras							
Fire/Smoke Detection	70%								
No Component Generic, Digital	30% 0-2 \$92,200	2039 **	1-3 \$4,800						
Generic, Digital	Other Observation, Extent: Light, Area		1-3 \$4,800						
	Location: Hallways.	i 1155000 . 10070							
	Explanation : Alarm Bells, Strobe Lig	this Horns And Smoke Dete	ectors Ohsolete System						
-	Explanation . Ital in Della, billobe Lig	ms, 1101 ns 11m smore Dete	ciors. Obsorcie bysiem.						

lechanical		Current Repair		Future Replacement		Maintenance			
ystem Component Type	% of Total	Fail Date E (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
eating									
Energy Source									
Natural Gas	100%			2039	* *	1			
Conversion Equipment									
Hot Water Boiler	100%	Now	\$107,100	2042	* *	1	\$12,700		
	Malfunctio	ning, Extent .	Severe, Area A	ffected :	100%				
	Location	: Boiler Roon	n						
Distribution									
Hot Wtr Piping/Pump	100%			2037	* *	4	\$2,100		

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

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

Asset #: 3015

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
Heating								
Terminal Devices								
Convector/Radiator	100%			2034	* *	1	\$9,200	
Air Conditioning								
Energy Source								
Electricity	100%			2037	* *	1		
Conversion Equipment Interior Pkg Unit - Cooling	10%	Now	\$5,200	2030	\$103,900	2	\$100	
8	Not in Ser	vice, Exten	t : Severe, Area Aff	ected : 1	10%			
			ement Boiler Room					
Window/Wall Unit	10%			2024	\$5,800	1		
No Component	80%			2021	Ψ5,000			
Ventilation	3070							
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	
	Broken, E	ctent : Seve	ere, Area Affected :	100%				
	Location	: Roof Fai	n Needs Replaceme	nt				
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	

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

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

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

Page: 150

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



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

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

Asset #: 14741

rchitecture	Current Repa	ir F <u>utu</u>	Future Replacement		Maintenance	
stem Component Type	% of Fail Date Esti Total (Years)	imated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior						
Exterior Walls Masonry: Brick	25% 4+ Rusting Masonry Supt, Ex. Location: North Facade Vertical Cracks, Extent: N	Window Lintels		5	\$13,400	
	Location : North Facade	Near Downspout				
Masonry: Brick	20% Other Observation, Extent Location: West Facade Explanation: Stucco On		**!: 100%	5	\$10,800	
Masonry: Brick	25%	LIFE	* *	5	\$13,400	
Masonry: Granite	5% Now Jnt Mortar Miss/Erod, Ext Location : South Facade		* * Affected : 20%	5	\$2,000	
Masonry: Limestone	12% Now Cracking/Crumbling, Exte Location: South Facade Jnt Mortar Miss/Erod, Ext Location: South Facade Worn/Eroded, Extent: Mo Location: South Facade	Cornice dent : Moderate, Area : oderate, Area Affected	Affected : 25%	5	\$4,800	
Metal Panel	5% Other Observation, Extent Location : Roof Bulkhea Explanation : Metal Sidi	d	* * ! : 100%	5-10	\$18,500	
Pre-Cast Concrete	3%	LIFE	* *	5	\$5,200	
Stucco Cement	5% 4+ Diagonal Cracks, Extent : Location : West Facade	\$4,100 2042 Light, Area Affected :	2%	5	\$3,400	
Windows Aluminum	100% Caulking Deteriorated, Ex Location : Throughout	2045 tent : Moderate, Area	* * Affected : 50%	5	\$12,200	
Parapets Masonry: Brick	95% Other Observation, Extent Location : Roof	-	** ected : 100%	5	\$3,100	
Pre-Cast Concrete	Explanation: Covered W. 5% Other Observation, Extent Location: Roof Explanation: Covered W.	LIFE : Moderate, Area Affa	* * ected : 100%	5	\$1,000	

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

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

Asset #: 14741

Architecture	Current Repa	air F	Future	Replacement	M		
System Component Type	% of Fail Date Es Total (Years)		ear FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior							
Roof	000/	24	027	* *	10	#24.000	
Modified Bitumen	98%		037 049	**	10	\$24,800	
Skylight, Metal/Glass	2% Now Water Penetration, Exten	. ,					
	Location: Roof Stair	i . Moderdie, Ared	і Ајјес	ieu . 1070			
Soffits	Locuiton : 100y Stati						
Stucco Cement	100%	20	034	* *	5		
Interior							
Floors							
Cast in Place Concrete	10%	L	IFE	* *	5	\$11,600	
	Water Penetration, Exten	t : Moderate, Area	ı Affec	eted : 10%			
	Location: Pump Room						
Ceramic Tile	10%	20	038	* *	5	\$5,300	
Quarry Tile	5%	20	042	* *	5	\$4,000	
Vinyl Tile	75%	20	034	* *	3	\$14,900	
Interior Walls							
Cast in Place Concrete	5%		IFE	* *			
Gypsum Board	75%		IFE	* *	5	\$21,800	
Plaster	20%		IFE	* *	5	\$2,900	
	Water Penetration, Exten			eted : 10%			
- W	Location : Dining Roon	i In Basement, Roc	om 4d				
Ceilings	250/	20	0.42	* *	-	¢12.200	
AcousTileSusp.Lay-In	25% Staining/Discoloring, Ext		042		5	\$13,200	
	Location : Fourth Floor		чеи Ајј	ieciea . 1076			
	Water Penetration, Exten		1 Affec	eted : 20%			
	Location: Fourth Floor		і Ајјес	ieu . 2070			
Evensed Congrets	5%		IFE	* *	5	\$400	
Exposed Concrete Gypsum Board	3% 70%		ife IFE	* *	<i>5</i>	\$46,400	
Site Enclosure	/0/0	L	H.F.			\$40,400	
Fence/Gates							
Aluminum Rail	5%	20	042	* *	5-10		
Chain Link	95%		049	* *	•		
Retaining Walls							
Cast in Place Concrete	100%	20	064	* *			
Site Pavements							
Public Sidewalk							
Cast in Place Concrete	100%	20	042	* *			
On-Site Walkways							
Cast in Place Concrete	100%		034	**			
	Cracking/Crumbling, Ext	ent : Light, Area A	lffecte	d : 5%			
- · · · · · · · ·	Location : Rear Yard						
Parking/Driveway	1000/	2	020	* *			
Asphalt	100%	20	038	* *			

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

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

Asset #: 14741

Electrical	Current Repair	Future Rep	lacement	Maintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estin	nated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Service Equipment				_		
Fused Disc Sw	100%	2039	**	5	\$100	
	Other Observation, Extent : Light, Area Location : Electrical Room	a Affected : 1005	%			
		atod 4t 1200 Am				
Switch agan / Switch haand	Explanation: Main Service Switch Ro	atea At 1200 Am	iperes			
Switchgear / Switchboard Fused Disc Sw	100%	2039	* *	5	\$100	
rused Disc 3w	Other Observation, Extent : Light, Area		%	3	\$100	
	Location: Electrical Room	<i>a 11,500 to a</i> . 100.	, 0			
	Explanation: 3- Vertical Sections					
Raceway	T.					
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	1000/		ale ale	_	* 400	
Generic	100%	LIFE	* *	5	\$400	
Stand-by Power Transfer Switches						
Automatic	100%	2034	* *	1	\$9,200	
Generators	10070	2034		1	\$9,200	
Diesel	100%	2032	* *	1	\$11,600	
Diesei	Other Observation, Extent : Light, Area		%	1	Ψ11,000	
	Location : Generator Room	33				
	Explanation : Emergency Generator	Rated At 150 Ki	lowatts			
Batteries						
Lead/Acid	100%	2022	\$1,600	5	\$1,100	
Fuel Storage						
Day Tank	50%	2037	* *	5	\$2,800	
	Other Observation, Extent : Light, Area	a Affected : 100	%			
	Location : Generator Room					
	Explanation: 100 Gallon Capacity					
Main Tank	50%	2044	* *	5	\$400	
	Other Observation, Extent : Light, Area	a Affected : 100	%			
	Location: Basement					
 	Explanation: 275 Gallon Capacity					

Lighting

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

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

Asset #: 14741

Electrical	ctrical Current Repair Future		e Replacement	Maintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	t Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting						
Interior Lighting						
Fluorescent	50%	2034	* *	10	\$13,800	
	T-8 Lamps And Fixtures, Extent : Ligh		fected : 100%			
	Location: Throughout The Building					
Fluorescent	10%	2034	* *	10	\$2,800	
	Compact Fluorescent Light, Extent : I	ight, Area	Affected: 100%			
	Location : Lobby					
Fluorescent	40%	2029	\$205,600	10	\$11,000	
	T-9 Lamps And Fixtures, Extent: Ligh	it, Area Af	fected : 100%			
	Location : Bedrooms	-				
Egress Lighting						
Emergency, Service	50%	2034	* *	1		
Exit, Service	50%	2034	* *	1		
Exterior Lighting						
HID	30%	2034	* *	10		
No Component	70%					
Alarm						
Security System						
No Component	70%					
Generic	30%	2037	* *	1	\$3,400	
	Other Observation, Extent : Light, Are	! : 100%				
	Location: Hallways, Lobby And Out	tside				
	Explanation: CCTV Surveillance Co	ameras An	d Panic Doors			
Fire/Smoke Detection						
Generic, Digital	100%	2034	* *	1-3	\$18,500	
	Other Observation, Extent : Light, Are		! : 100%			
	Location: Throughout The Building					
	Explanation: Manual Pull Stations,	Strobe Lig	hts, Smoke Detecto	ors And A	Alarm Bells	

Current Repair	Future Re	placement	M	aintenance	
% of Fail Date Estimated Co Total (Years)	est Year Est FY	imated Cost	Cycle (Yrs)	Estimated Cost	Priority
100%	2039	* *	1		
100%	2034	* *	1	\$14,800	
Other Observation, Extent : Light, A	rea Affected : 10	0%			
Location: Boiler Room					
Explanation: 2 Units					
100%	2037	* *	4	\$2,200	
90%	2034	* *	1	\$8,700	
10%	2029	\$43,900	1	\$1,000	
	% of Total (Years) 100% 100% Other Observation, Extent: Light, A Location: Boiler Room Explanation: 2 Units 100% 90%	% of Total (Years) 100% 2039 100% 2034 Other Observation, Extent: Light, Area Affected: 10 Location: Boiler Room Explanation: 2 Units 100% 2037	% of Total Pail Date Estimated Cost FY Estimated Cost FY 100%	% of Total Fail Date Estimated Cost (Years) Year FY Estimated Cost (Yrs) Cycle (Yrs) 100% 2039 ** 1 100% 2034 ** 1 Other Observation, Extent: Light, Area Affected: 100% Location: Boiler Room Explanation: 2 Units ** 4 100% 2037 ** 4 90% 2034 ** 1	% of Total Fail Date (Years) Estimated Cost FY Estimated Cost (Yrs) Cycle (Yrs) Estimated Cost (Yrs) 100% 2039 ** 1 \$14,800 Other Observation, Extent: Light, Area Affected: 100% ** 1 \$14,800 Location: Boiler Room Explanation: 2 Units ** 4 \$2,200 90% 2034 ** 1 \$8,700

Air Conditioning

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

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

Asset #: 14741

Mechanical		Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimate (Years)	d Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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%			Ψ>,=00	•		
Ventilation	00,0						
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$16,700	
Exhaust Fans	10070					Ψ10,700	
Interior	75%		2029	\$78,200	2	\$700	
Roof	25%		2029	\$12,200	2	\$200	
Plumbing	2570		2027	Ψ12,200		Ψ200	
H/C Water Piping							
Galvanized Steel	100%		2034	* *	1		
Water Heater	10070		203.				
Gas Fired	100%	Now \$	3,600 2024	\$17,900	2	\$300	
	Not in Ser	vice, Extent : Modera : 1 Of 2 Units Is Not	te, Area Affected	: 50%	_	4200	
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping	10070						
Cast Iron	100%		LIFE	* *	1		
Sewage Ejector(s)	10070						
Electric	100%		2024	\$8,400	4	\$1,200	
Backflow Preventer	10070			Ψο,	-	¥1,200	
Generic	100%		2029	\$7,400	1	\$1,800	
Fixtures	10070		2027	Ψ7,100		Ψ1,000	
Generic	100%						
Vertical Transport	100/0						
Elevators							
Hydraulic	100%		LIFE	* *			
Try draune		ervation, Extent : Lig		! : 100%			
		: Basement To 4th Fi					
		tion: 1 Unit					
Fire Suppression	p						
Sprinkler							
Generic	100%		2039	* *	1-2	\$8,400	
Fire Pump	10070		2037			ψο, του	
Generic	100%		2025	\$18,900	1	\$5,600	
Chemical System	100/0		2023	Ψ10,700		ψ5,000	
Generic	100%		2024	\$27,200	1-3	\$4,000	
Generic	100/0		2024	φ21,200	1-3	φ+,000	

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

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

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Print Date: 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

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



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

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

DEPT. OF HOMELESS SERVICES - 071 HARLEM ONE MENS RESIDENCE

Asset #: 1958

Architecture		Current F	Repair	Futur	re Replacement	Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior								
Exterior Walls								
Cast in Place Concrete	10%			LIFE	* *	5	\$16,000	
Masonry: Brick	87%			LIFE	* *	5	\$27,900	
Masonry: Limestone	3%			LIFE	* *	5	\$700	
Windows			**			_		
Aluminum	100%	0-2	\$34,500	2043	* *	5	\$7,900	
	-		t : Light, Area Affo	ected : 10	0%			
	Location	: 3rd Floor	r Training Room					
Parapets	500/			LIDE	* *	-	#2 200	
Masonry: Brick	50%			LIFE LIFE	* *	5	\$2,300	
Masonry: Limestone	5% 45%			2040	* *	5	\$300	
Metal Rail Roof	43%			2040		5-10	\$37,000	
Copper/Terne	5%			2055	* *	10	\$3,100	
Modified Bitumen	95%			2033	* *	10	\$23,700	
terior	93/0			2032		10	\$23,700	
Floors								
Ceramic Tile	10%	Now	\$10,700	2036	* *	5	\$2,700	
	Location Cracking/	: Toilets A Crumbling,	ents, Extent: Ligh nd Showers Extent: Moderate Showers and Kitch	r, Area Ą				
Terrazzo	20%	. 1011013, 2		LIFE	* *	5	\$8,300	
Vinyl Tile	68%	0-2	\$32,000	2032	* *	3	\$13,500	
vinyi The	Cracking/	Crumbling,	\$32,000 Extent : Light, Ard Training Room		ed : 20%	3	\$13,300	
Wood	2%			2042	* *	5	\$2,000	
Interior Walls							+-,	
Ceramic Tile	10%	Now	\$16,500	2036	* *	5	\$2,900	
	Broken/M	issing Elem		'erate, Ar	ea Affected : 10%		¥ %	
	O	<i>O</i> ,	Extent : Moderate Showers and Kitch		ffected : 5%			
Concrete Masonry Unit	70%			LIFE	* *	5	\$16,000	
Gypsum Board	20%			LIFE	* *	5	\$6,900	
Ceilings								
AcousTile,Adhered	20%	Now	\$20,600	2032	* *	5	\$5,300	
	Broken/M	issing Elem	ents, Extent : Mod	'erate, Ar	rea Affected : 2%			
	Location	: Through	out Cafeteria					
Exposed Concrete	80%			LIFE	* *	5	\$6,600	

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

Under 600 Volts

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

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

DEPT. OF HOMELESS SERVICES - 071 HARLEM ONE MENS RESIDENCE

Asset #: 1958

Electrical		Current Repair	Future	e Replacement	M	laintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts							
Service Equipment							
Fused Disc Sw	100%		2027	\$6,000	5	\$200	
		rvation, Extent : Moderate,	Area Affe	cted : 100%			
		: Electrical Room					
	Explanati	on : 2 - Main Service Disco	nnect Swit	ches Rated At 600	Ampere	S.	
Switchgear / Switchboard	1000/				_	4100	
Fused Knife Sw	100%	0-2 \$101,900	2057	**	5	\$100	
		ed Life, Extent : Moderate, A	rea Affeci	ted: 100%			
-	Location	: Electrical Room					
Raceway	050/		2027	¢12.600	1		
Conduit	95%		2027	\$13,600 * *	l		
Conduit	5%		2047	~ ^	1		
Panelboards	50/		2025	* *	_	0100	
Fused Disc Sw	5%	0.4	2035	* *	5	\$100	
Fused Toggle Switch	60%	2-4 \$28,000	2052		5	\$300	
		ed Life, Extent : Moderate, A : Throughout The Building	геа Ајјесі	ea : 100%			
Molded Case Bkrs	20%		2026	\$9,300	5	\$200	
Molded Case Bkrs	15%		2035	**	5	\$200	
Wiring							
Braided Cloth	80%	0-2 \$9,500	2052	* *	1		
		Aged, Extent : Moderate, Ar : Throughout The Building	ea Affecte	d : 100%			
Thermoplastic	20%		2037	* *	1		
Motor Controllers							
Locally Mounted	100%		2025	\$97,500	5	\$300	
Lighting							
Interior Lighting							
Fluorescent	30%		2027	\$221,100	10	\$11,800	
	_	And Fixtures, Extent : Mode	erate, Ared	a Affected : 100%			
	Location	: Basement					
Fluorescent	70%		2027	\$515,800	10	\$27,600	
	Compact F	luorescent Light, Extent : M	oderate, A	lrea Affected : 100	%		
	Location	Throughout The Building					
Egress Lighting					_		
Emergency, Battery	50%		2027	\$30,200	10	\$5,200	
Exit, Service	50%		2027	\$7,500	1		
Exterior Lighting							
HID	20%		2027	\$33,900	10		
No Component	80%						

Alarm

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

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

DEPT. OF HOMELESS SERVICES - 071 HARLEM ONE MENS RESIDENCE

Asset #: 1958

Electrical	Current Re	pair	Future	e Replacement	M	aintenance	
System Component Type	% of Fail Date E Total (Years)		Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Alarm							
Security System							
No Component	70%						
Generic	30%	2	2027	\$40,700	1	\$4,800	
	Other Observation, Exte	ent : Moderate, Are	a Affe	cted : 100%			
	Location : Hallways A	And Public Spaces					
	Explanation: CCTV S	Surveillance Camero	а				
Fire/Smoke Detection							
Generic, Digital	100%	2	2027	\$464,300	1-3	\$27,300	
_	Other Observation, Exte	ent : Moderate, Are	a Affe	cted : 100%			
	Location: Throughou	t The Building					
	Explanation: Strobe 1	Lights, Manual Pull	! Static	ons, Smoke Detecto	ors, Aları	n Bells And Horns	

Mechanical		Current Rep	oair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date E (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Fuel Oil No 2	100%		\$8,200	2037	* *	5	\$6,700	
			evere, Area Affo	ected : 20	9%			
	Location .	: Oil Tank						
Conversion Equipment								
Steam Boiler	100%	2-4	\$271,700	2047	* *	1	\$38,300	
	On Extende	ed Life, Exten	t : Moderate, A	rea Affec	ted : 100%			
	Location .	: Boilers						
	Other Obse	rvation, Exte	ent : Light, Area	Affected	: 100%			
	Location .	: Boiler Roon	n					
	Explanati	on: 2 Units						
Distribution								
Central Plant Steam	100%			2027	\$710,600	4	\$2,100	
Piping/Pmp								
Terminal Devices								
Air Handler	25%			2032	* *	1	\$6,700	
Convector/Radiator	75%			2025	\$168,600	1	\$10,400	
Air Conditioning								
Energy Source								
Electricity	100%			2043	* *	1		
Conversion Equipment								
Exterior Pkg Unit -	5%			2035	* *	2	\$100	
Cooling								
Window/Wall Unit	25%			2021	\$21,900	1		
No Component	70%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$24,000	

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

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

DEPT. OF HOMELESS SERVICES - 071 HARLEM ONE MENS RESIDENCE

Asset #: 1958

Mechanical		Current Repair	Futu	re Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation							
Exhaust Fans							
Interior	25%		2027	\$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	

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

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

Page: 161

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

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



Maintenance \$ are aggregated over a ten-year period. Site specific 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							
ystem Component Type	% of Fail Date Es Total (Years)	timated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
xterior								
Exterior Walls								
Concrete Masonry Unit	10%	***	LIFE	* *	5	\$10,000		
Stucco Cement	90% Now	\$216,900	2033	**	5	\$179,500		
	Broken/Missing Element. Location: Throughout		erate, Ar	ea Affectea : 10%				
	Punct/Tear/Impact Dame		ght. Area	Affected: 10%				
	Location : At Exterior			11,0000000 . 1070				
	Other Observation, Exter	nt : Moderate, .	Area Affe	cted : 100%				
	Location: East And Wo							
	Explanation: This Con	nponent Is Actu	ally EIFS	Cladding.				
Windows								
Aluminum	80% Now	\$1,314,100	2053	**	5	\$15,000		
	Air Infiltration, Extent:	Moderate, Ared	i Affected	: 100%				
	Location : Apartments Bent/Warped Elements, I	Extant : Madau	ata Awaa	Affacted : 250/				
	Location: Apartments	exient . Modert	ile, Areu	Affected . 2570				
	Ctrwt/Balnc Not Funct, Extent: Moderate, Area Affected: 25%							
	Location: Apartments							
	Hardware Missing, Exter	nt : Moderate, .	Area Affe	cted : 30%				
	Location : Apartments							
Aluminum	20%		2044	* *	5	\$7,500		
Parapets	/			di di	_			
Concrete Masonry Unit	15%		LIFE	* *	5	\$1,900		
Metal Rail	5%	\$4,000	2033	* *	5-10	\$10,200		
Stucco Cement	80% 2-4 Cracking/Crumbling, Ex	\$4,900 tent : Light Ar.	2033 ea Affecte		5	\$11,700		
	Location: Apartment V	-	eu Hyjeere	u . 1070				
	Other Observation, Extern		Area Affe	cted : 100%				
	Location : Apartments		55					
	Explanation: This Con	nponent Is Actu	ally E I F	S Cladding System	m			
Roof								
Modified Bitumen	65% Now	\$8,900	2033	* *				
	Drains Clogged, Extent .			3%				
	Location: Over East A	-		stad . 20/				
	Recent Repair Evident, Extent : Light, Area Affected : 2% Location : West Wing							
	Location: west wing Vegetation Growth, Extent: Light, Area Affected: 5%							
	Location: East And West Wing Scupper Locations							
Modified Bitumen	35% Now	\$24,000	2028	\$240,400				
1/12 0/11/0 2/10/11/01	Blisters, Extent : Light, A			Ψ=10,100				
	Location : Help Center							
	Patching Evident, Extent	: Moderate, A	rea Affeci	ed : 25%				
	Location : Over Public							
	Ponding, Extent: Light,							
	Location : Help Center	Main Roof An	d Multipu	rpose Room Roof				

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

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

Asset #: 14349

Architecture	Current Repair		Future Replacement		Maintenance		
System Component Type	% of Fail D Total (Year	ate Estimated Cost 's)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior							
Soffits					_		
Cast in Place Concrete	100% Now	. ,	LIFE	**	5	\$398,800	
	-	ing, Extent : Moderate	-	ffected: 20%			
		ony Steel Railing Supp		100 1 200/			
		ement, Extent : Moder	ate, Area	a Affected : 20%			
_ .	Location : Apar	tment Balcony Soffits					
Interior							
Floors	<i>50</i> /		LIEE	* *	_	¢17.000	
Cast in Place Concrete	5% 50/		LIFE	* *	5	\$17,000	
Ceramic Tile	5%		2037		5	\$7,800	
Vinyl Tile	90%		2028	\$1,239,300	3	\$52,400	
Interior Walls	50/		2027	* *	_	¢17.000	
Ceramic Tile	5%		2037	* *	5	\$17,800	
Concrete Masonry Unit	5%		LIFE LIFE	* *	5	\$7,100	
Glass: Single Pane	2%			* *	5	\$5,300	
Gypsum Board	88%		LIFE		5	\$188,300	
Ceilings	200/		2041	* *	_	¢21 100	
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	10070		2003				
Public Sidewalk							
Cast in Place Concrete	100% Now	\$7,400	2033	* *			
Cust in 1 face Concrete		ing, Extent : Light, Ar		ed · 2%			
	-	t Entrance On Blake A			Lane		
On-Site Walkways							
Cast in Place Concrete	75%		2041	* *			
Pavers/Stone	25%		2037	* *			
1 60 0 157 2 0 0 110		n, Extent : Light, Area		: 100%			
		ughout Walkways	33				
		recast Concrete Paver	·s				
Activity Yard							
Cast in Place Concrete	50%		2041	* *			
Rubber Matting	50%		2033	* *			
		n, Extent : Light, Area		: 100%			
		ral Playground Area					
		oured-In-Place Rubbe	r Playgro	ound Surface			

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

Under 600 Volts

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

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

Asset #: 14349

Electrical		Current Repair Future Replacement			M	Maintenance		
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
nder 600 Volts								
Service Equipment								
Fused Disc Sw	100%		2038	* *	5	\$500		
	Other Obs	ervation, Extent : Light, Area	Affected	1: 100%				
		: Electrical Rooms 1 And 2						
	Explana	tion : 2- 1200 Amperes Main S	Service S	witches				
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		
round								
Grounding Devices								
Not Accessible	100%							
ighting								
Interior Lighting	000/		2022	ماد ماد	1.0	#102 200		
Fluorescent	90%		2033	**	10	\$102,300		
		ervation, Extent : Light, Area	Ајјестеа	: 100%				
		: Throughout The Building						
		tion: T-12 Lamps	2022	4444		**		
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	2001		2622	φ. - ο	10	.		
HID	98%		2023	\$478,100	10	\$400		
LED	2%		2033	* *				
larm								
Security System	6007							
No Component	60%		2022	Φ15C 300	1	010.70 0		
Generic	40%		2023	\$156,300	1	\$18,500		
		ervation, Extent : Light, Area	Affected	: 100%				
		: Outside	~					
D' /0 1 D :	Explana	tion : CCTV Surveillance Can	iera Syst	em				
Fire/Smoke Detection	6007							
No Component	60%		2022	Φ 535 100	1.2	#20.50 2		
Generic, Analog	40%	E. (T. I.)	2023	\$535,100	1-3	\$30,500		
		ervation, Extent : Light, Area	Affected	: 100%				
		: Hallways						
	Ехріапа	tion : Bells, Strobe Lights						

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

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

Asset #: 14349

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source	1000/			2040	* *			
Natural Gas	100%			2048	* *	1		
Conversion Equipment Hot Water Boiler	77%			2026	\$718,100	1	\$47,200	
Hot water Boller	Other Obs	ervation, Ex : 2 Boiler I	tent : Light, Area			1	\$47,200	
		tion : 2 Boile		las A Hy	drotherm Unit With	h 4 Burne	ers. Each Unit Is	
Hot Water Boiler	23%	Now	\$64,400	2041	* *	1	\$12,700	
		xtent : Sever : Boiler Ro	e, Area Affected : om	100%				
Distribution	<u> </u>							
Hot Wtr Piping/Pump	80%			2036	* *	4	\$4,900	
Hot Wtr Piping/Pump		Now	\$37,700	2053	* *	4	\$1,200	
		xtent : Sever : Both Boil	e, Area Affected : er Rooms	30%				
Terminal Devices								
Convector/Radiator	100%			2033	* *	1	\$40,000	
Air Conditioning								
Energy Source	1000/			2026	* *	1		
Electricity	100%			2036		1		
Conversion Equipment Ext Pkg Unit -	280%	Now	\$169,600	2033	* *	2	\$1,700	
Heating/Cooling	2070	NOW	\$109,000	2033		2	\$1,700	
ricating/Coomig	Not in Ser	vice. Extent	: Severe, Area Af	fected : 3	30%			
		: Administr			V, U			
Ext Pkg Unit -	10%	4+	\$151,500	2038	* *	2	\$600	
Heating/Cooling	1070	7'	\$131,300	2030		2	\$000	
Treating Cooling		Equipment, I : Administr	Extent : Light, Are ation Roof	ea Affecte	ed : 100%			
No Component	62%							
Distribution	0270							
Ductwork/Diffusers	20%			LIFE	* *	2	\$32,200	
No Component	80%						, , , , ,	
Terminal Devices								
Fan Coil - 2 Pipe	5%	Now	\$43,700	2038	* *	1	\$1,800	
-	Damaged,	Extent: Mo	oderate, Area Affe	cted : 5%	6			
			Hospital, Board C ctrical Defects	of Educat	tion Office And Sta	ff Lounge	e, Multiple	
No Component	95%							
Ventilation								
Distribution								
Ductwork/Diffusers	20%			LIFE	* *	2-5	\$13,800	
No Component	80%							

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

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

Asset #: 14349

Mechanical	Current R	Current Repair		Future Replacement		Maintenance		
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year E FY	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Ventilation								
Exhaust Fans	000/ 37	44.60 -00	• • • • •	de de		** 400		
Roof	80% Now	\$160,700	2038	**	2	\$2,400		
	Malfunctioning, Exten							
	Location : Roof, Mu Other Observation, E							
	Location : Roof	tieni . Severe, Are	и Ајјестеи .	100/0				
	Explanation: Bathro	oom Problems Wi	th Mold Due	To Lack If Exh	aust			
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		
	Broken, Extent: Mode							
	Location: Hot Water Pumps In Boiler Rooms							
	Other Observation, Extent : Light, Area Affected : 100% Location : Both Mechanical Rooms							
Considerate Division	Explanation: 2 Unit	s Per Room						
Sanitary Piping Cast Iron	100%		LIFE	* *	1			
Storm Drain Piping	10070		LIFE		1			
Cast Iron	100%		LIFE	* *	1			
Backflow Preventer	10070		LIIL		1			
No Component	90%							
Generic	10%		2028	\$3,100	1	\$800		
	Other Observation, E.	ctent : Light, Area				*		
	Location: Mechanic	eal Rooms						
	Explanation : Boiler	Feed Water Pipi	ng Only					
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler	1000							
Generic	100%	F 36 *	2038	**	1-2	\$34,700		
	No Backflow Preventer, Extent : Moderate, Area Affected : 100%							
	Location: Througho		1400 155-1	.d . 700/				
	Other Observation, Ex Location : Residence		Area Ajjecte	u:/0%				
	Explanation : Sprink		a The Unite	Ava Taka offa l	Evon The	Domastia Water		
	Supply Piping In Ea		g ine Units,	Are Tuke-Offs I	rom ine	Domestic water		

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

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

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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



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

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

Asset #: 14721

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	2%			LIFE	* *	5	\$1,200	
Glass: Special Gauge	5%			LIFE	* *	1		
Masonry: Brick Cavity	93%	4+	\$22,100	LIFE	* *	5	\$11,300	
			d, Extent : Moderat	e, Area 1	Affected : 10%			
	Location	: Exterior	Walls					
Windows								
Aluminum	98%			2045	* *	5	\$1,900	
Metal Louvers	2%			2038	* *	10	\$200	
Roof								
Single Ply Membrane	95%			2034	* *	10	\$31,500	
Skylight, Plastic		Now	\$31,900	2034	* *	1		
		-	ents, Extent : Mod	erate, Ar	ea Affected : 20%			
	Location	: Through	out					
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	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority

Under 600 Volts

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

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

Asset #: 14721

Electrical	Current R	epair Futui	e Replacement	nt Maintenance		
System Component Type	% of Fail Date Total (Years)	Estimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2029	\$2,600	5	\$100	
		tent : Light, Area Affectea	! : 100%			
	Location : Electrical		. 6 1			
T. C.	Explanation: 1-400	Amperes Main Disconnec	et Switch			
Transformers	1000/	2027	¢1.6.500	-		
Dry Type	100%	2027	\$16,500	5		
	Location : Electrical	tent : Light, Area Affected	1. 100%			
		.5 Kilovolt-ampere, 480hv	200/1201.			
Dagovyov	Explanation . 1-112	.5 Kilovoli-ampere, 400nv	-200/12010			
Raceway Conduit	5%	2059	* *	1		
Conduit	95%	2029	\$13,800	1		
Panelboards	9570	2029	\$15,600	1		
Fused Disc Sw	4%	2028	\$1,200	5		
Fused Disc Sw	1%	2054	**	5		
Molded Case Bkrs	95%	2028	\$29,600	5	\$300	
Wiring	7570	2020	\$27,000		Ψ300	
Thermoplastic	95%	2029	\$17,300	1		
Thermoplastic	5%	2059	**	1		
Motor Controllers	270	2037				
Locally Mounted	100%	2027	\$39,000	5	\$100	
Lighting			4 9			
Interior Lighting						
Fluorescent	98%	2034	* *	10	\$11,100	
	T-8 Lamps And Fixture	es, Extent : Light, Area Af	fected : 100%			
	Location : Througho	ut The Building				
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	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

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

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

Asset #: 14721

Mechanical		Current Repair	Futur	re Replacement	М	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source							
Plant Campus Steam / PRV	100%		2049	* *	1		
Terminal Devices							
Convector/Radiator	100%		2034	* *	1	\$4,000	
Air Conditioning							
Energy Source							
Electricity	100%		2037	* *	1		
Conversion Equipment	·						
Exterior Pkg Unit -	90%		2024	\$87,800	2	\$700	
Cooling							
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	

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

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

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Print Date: 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



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

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

Asset #: 14722

Architecture		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	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		
		issing Elem : Through	ents, Extent : Mode out	erate, Ar	rea Affected : 30%			
Soffits								
Cast in Place Concrete	100%			LIFE	* *	5		
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	\$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							1- 33	
On-Site Walkways								
Cast in Place Concrete	100%			2042	* *			

Electrical	Current Repair	Future Re	placement	M	aintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	t Year Est FY	imated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Inder 600 Volts							
Service Equipment							
Fused Disc Sw	100%	2029	\$2,600	5	\$100		
	Other Observation, Extent : Light, Area Affected : 100%						
	Location : Electrical Room						
	Explanation: 1-400 Amperes Main	Disconnect Sw	itch				
Transformers	-						
Dry Type	100%	2027	\$16,500	5			
, ,,	Other Observation, Extent : Light, Area Affected : 100%						
	Location : Electrical Room						
	Explanation: 1-112.5 Kilovolt-amp	ere, 480hv-208	/120lv				

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

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

Asset #: 14722

Electrical		Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts							
Raceway							
Conduit	95%		2029	\$13,800	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	
		s And Fixtures, Extent : Light, e : Throughout The Building	Area Afj	fected : 100%			
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 Replac	ement	Ma	aintenance	
System Component Type	% of Fail Date Estima Total (Years)	nted Cost Year Estima FY		Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Plant Campus Steam /	100%	2049	* *	1		
PRV						
Terminal Devices						
Convector/Radiator	100%	2034	* *	1	\$4,000	
Air Conditioning						
Energy Source						
Electricity	100%	2037	* *	1		

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

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

Asset #: 14722

Mechanical		Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning							
Conversion Equipment							
Exterior Pkg Unit -	90%		2024	\$87,800	2	\$700	
Cooling							
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	

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

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

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Print Date: 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



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

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

Asset #: 14723

Architecture		Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior							
Exterior Walls							
Cast in Place Concrete	2%		LIFE	* *	5	\$1,200	
		ded, Extent : Light, Area Affe	cted : 2%	Ó			
	Location	: Various					
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		
nterior							
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	
ite Pavements							
On-Site Walkways							
Asphalt	5%		2038	* *			
Cast in Place Concrete	95%	4+ \$300	2042	* *			
	Cracking/	Crumbling, Extent : Moderate	e, Area Aj	ffected : 2%			
	Location	: Front Entrance					

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

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

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

Asset #: 14723

Electrical	Current Repair Future Replacement Maintenance		aintenance			
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Transformers						
Dry Type	100%	2027	\$16,500	5		
	Other Observation, Extent:		100%			
	Location : Electrical Room					
	Explanation: One 112.51	Kilovolt-ampere, 480h	v-208/120lv			
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	
	T-8 Lamps And Fixtures, Ex		cted : 100%			
	Location : Throughout Th					
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	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Dat Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
leating							
Energy Source							
Plant Campus Steam /	100%		2049	* *	1		
PRV							
Terminal Devices							
Convector/Radiator	100%		2034	* *	1	\$4,000	

Air Conditioning

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

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

Asset #: 14723

Mechanical		Current Repair		Future Replacement		Maintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning							
Energy Source							
Electricity	100%		2037	* *	1		
Conversion Equipment							
Exterior Pkg Unit -	90%		2024	\$87,800	2	\$700	
Cooling							
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	

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

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

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Print Date: 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



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

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

Asset #: 14724

Architecture	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
exterior								
Exterior Walls								
Cast in Place Concrete	2%			LIFE	* *	5	\$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		
	Broken/M	issing Elem	ents, Extent : Seve	re, Area	Affected: 30%			
	Location	i : Through	out					
Soffits								
Cast in Place Concrete	100%			LIFE	* *	5		
nterior								
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	
ite Pavements								
On-Site Walkways								
Asphalt	90%			2032	* *			
Cast in Place Concrete	10%			2034	* *			

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

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

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

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

Asset #: 14724

Electrical	Curre	Current Repair		re Replacement	M		
System Component Type	% of Fail I Total (Yea	Oate Estimated Cost rs)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts	•						
Transformers							
Dry Type	100%		2027	\$16,500	5		
		on, Extent : Light, Area	Affected	l : 100%			
	Location : Elec						
	Explanation : C	One 112.5 Kilovolt-amp	pere, 480	hv-208/120lv			
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	0.50/		• • • •	0.1 - 0 0.0			
Thermoplastic	95%		2029	\$17,300	1		
Thermoplastic	5%		2059	* *	1		
Motor Controllers	1000/		2027	Ф20,000	-	Ф100	
Locally Mounted	100%		2027	\$39,000	5	\$100	
Lighting							
Interior Lighting Fluorescent	98%		2034	* *	10	\$11,100	
Fluorescent		ixtures, Extent : Light,			10	\$11,100	
	•	oughout The Building	711 cu 7195	Jecieu . 10070			
I	2%	agnout the Buttating	2024	£4.200	2		
Incandescent	2%0		2024	\$4,200			
Egress Lighting Emergency, Service	60%		2034	* *	1		
Exit, Service	40%		2029	\$1,700	1		
Exterior Lighting	4070		2029	\$1,700	1		
HID	100%		2024	\$48,600	10		
Alarm	10070		2024	\$40,000	10		
Security System							
No Component	70%						
Generic	30%		2034	* *	1	\$1,400	
Fire/Smoke Detection	2070		2001			Ψ1,100	
No Component	70%						
Generic, Digital	30%		2034	* *	1-3	\$2,300	

Mechanical	Current F	Repair F	uture	Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)		ear I FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source							
Plant Campus Steam /	100%	20)49	* *	1		
PRV							
Terminal Devices							
Convector/Radiator	100%	20)34	* *	1	\$4,000	

Air Conditioning

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

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

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

Asset #: 14724

Mechanical		Current Repair	Futur	e Replacement	Maintenance			
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Air Conditioning								
Energy Source								
Electricity	100%		2037	* *	1			
Conversion Equipment								
Exterior Pkg Unit -	90%		2024	\$87,800	2	\$700		
Cooling								
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		

Maintenance \$ are aggregated over a 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

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
I C - 1 - C		
Importance Code C	\$156,300	\$39,300

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



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

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

Asset #: 14720

Architecture	Current	Repair	Future Re	eplacement	ement Maintenance					
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year Est FY	timated Cost	Cycle (Yrs)	Estimated Cost	Priority			
Exterior										
Exterior Walls										
Cast in Place Concrete	Diagonal Cracks, Ex Location : Rear Oj Exposed Reinforcem	s Locations, Front, 1 xtent : Severe, Area f Building In Courty	Rear And Side Affected: 15 eard Area e, Area Affect	es ?% ed : 20%	5 Elevation	\$176,000	1			
	Spalling, Extent : M	Spalling, Extent: Moderate, Area Affected: 15%								
	Location: Various	Locations								
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 Adhesion Failure, E. Location: Main R. Patching Evident, E. Location: Main R. Ponding, Extent: Se Location: Main R. Other Observation, Location: Main R. Explanation: Air L.	oof xtent : Moderate, Ai oof evere, Area Affected oof Extent : Severe, Are oof	rea Affected .	10%			1			
Soffits	1000/		LIPP	* *	-					
Cast in Place Concrete	100%		LIFE		5					
nterior Floors										
Cast in Place Concrete	8% 0-2 Cracking/Crumbling Location : Through		LIFE ea Affected :	**	5	\$17,800				
Ceramic Tile	7% 0-2 Cracking/Crumbling Location : Through		2038 ea Affected :	**	5	\$3,600				
Quarry Tile	15% 4+ Broken/Missing Eler Location : Kitchen		2042 'erate, Area A	* * Iffected : 10%	5	\$11,500				
Vinyl Tile	70% 0-2 Cracking/Crumbling Location : Through		2034 ea Affected :	**	3	\$26,800				

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

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

Asset #: 14720

Architecture		Current F	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls	400/				di di			
Cast in Place Concrete	10%			LIFE	* *	_		
Concrete Masonry Unit				LIFE	* *	5	\$39,300	
Glass Block	5%			LIFE	* *			
Masonry: Brick	10%			LIFE	* *			
Ceilings	200/	0.0	φ σ ζ σ οο	2024	* *	_	#17.200	
AcousTileSusp.Lay-In	30%		\$76,700	2034		5	\$15,200	
	_	Crumbling, : Through	Extent : Severe, A out	rea Affec	cted: 40%			
Exposed Concrete	70%			LIFE	* *	5	\$11,100	
Site Enclosure								
Fence/Gates								
Chain Link	100%	0-2	\$156,300	2055	* *			
		issing Elem 1 : Various	ents, Extent : Seve	re, Area	Affected : 20%			
	Corrosion Location	_	xtent : Severe, Are	a Affecte	d : 40%			
Free Standing Walls								
Masonry: Brick	100%	Now	\$16,100	2059	* *			
	_	_	Extent: Severe, A	-				
	Location	: Loading	Dock Area, Garba	ge Colle	ction Area			
Site Pavements								
On-Site Walkways								
Asphalt	30%			2032	* *			
Cast in Place Concrete	70%			2042	* *			
Parking/Driveway								
Asphalt	100%			2032	* *			

lectrical	Current Repair	Future I	Replacement	М	aintenance			
ystem Component Type	% of Fail Date Estimated Cost Total (Years)	Year E FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
nder 600 Volts								
Service Equipment								
Fused Disc Sw	100%	2029	\$21,700	5	\$300			
	Other Observation, Extent : Light, Are	a Affected :	100%					
	Location : Electrical Room							
	Explanation : One 1200 Amperes Mo	in Disconne	ect Switch					
Transformers								
Dry Type	100%	2027	\$16,500	5	\$300			
	Other Observation, Extent : Light, Are	a Affected :	100%					
	Location: Electrical Room							
	Explanation: 1-100 Kilovolt-amper	e And 1- 75 I	Kilovolt-ampere	480hv-2	08/120lv			
Switchgear / Switchboard								
Fused Disc Sw	100%	2029	\$127,400	5	\$300			

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

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

Asset #: 14720

Electrical		Current Repair	Futur	e Replacement	М	aintenance		
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Under 600 Volts								
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	000/		2020	#144.200				
Thermoplastic	90%		2029	\$144,300	1			
Thermoplastic	10%		2039	* *	1			
Motor Controllers	1000/			4444	_			
Locally Mounted	100%		2027	\$136,500	5	\$500		
Ground								
Grounding Devices	1000/		LIDE	* *	-	Ø1 000		
Generic	100%		LIFE	* *	5	\$1,000		
Stand-by Power								
Transfer Switches	1000/		2025	011 700		#21 000		
Automatic	100%		2027	\$11,700	1	\$21,000		
Generators	1000/		2025	#0 2 000		#2 < 100		
Diesel	100%		2025	\$92,000	1	\$26,400		
		ervation, Extent : Light, Area	Affectea	! : 100%				
		: Generator Room						
	Explanat	ion : One 40 Kilowatt						
Batteries	1000/		2021	Φ1 COO	-	#2.700		
Lead/Acid	100%		2021	\$1,600	5	\$2,500		
Fuel Storage	- 00/		• • • •	D	_	4.400		
Day Tank	50%		2028	\$2,600	5	\$6,300		
Main Tank	50%		2032	* * *	5	\$1,000		
Lighting								
Interior Lighting	700/		2024	Ø 502 400	1.0	Ф 21 2 00		
Fluorescent	50%	A 15:	2024	\$583,400	10	\$31,200		
	-	s And Fixtures, Extent : Ligh	t, Area A	<i>Јјестеа : 100%</i>				
		: Throughout The Building						
Fluorescent	10%		2039	* *	10	\$6,200		
	_	And Fixtures, Extent: Light,	Area Af	fected : 100%				
	Location	: Throughout The Building						
Fluorescent	10%		2034	* *	10	\$6,200		
	Compact F	luorescent Light, Extent : Lig	ght, Area	Affected: 100%				
	Location	: Hallway And Cafeteria						
Fluorescent	30%		2034	* *	10	\$18,700		
		And Fixtures, Extent : Light,		fected : 100%		4-0,700		
	_	: Throughout The Building	33					
Egress Lighting		<i>3</i>						
Emergency, Service	40%		2024	\$14,000	1			
Emergency, Service	15%		2034	**	1			
Exit, Service	40%		2034	* *	1			
Exit, Service Exit, Service	5%		2024	\$1,200	1			
EAR, SELVICE	3 / 0		ZUZ4	\$1,200	1			

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

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

Asset #: 14720

Electrical	С	urrent Repair	Futur	e Replacement	Maintenance		
System Component Type		ail Date Estimated Cost Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting							
Exterior Lighting							
HID	100%		2024	\$268,100	10	\$200	
Alarm							
Security System							
No Component	70%						
Generic	30%		2034	* *	1	\$7,600	
Fire/Smoke Detection							
No Component	70%						
Generic, Digital	30%		2034	* *	1-3	\$12,600	

Mechanical		Current F	Repair	Futur	e Replacement	M	aintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Heating									
Energy Source									
Plant Campus Steam / PRV	100%			2049	* *	1			
Terminal Devices									
Convector/Radiator	95%			2027	\$338,100	1	\$20,900		
Fan Coil Unit/Heat	5%			2024	\$49,800	1	\$1,100		
Air Conditioning									
Energy Source									
Electricity	100%			2037	* *	1			
Conversion Equipment									
Exterior Pkg Unit -	40%	0-2	\$43,100	2029	\$215,300	2	\$1,300		
Cooling									
			t : Severe, Area Afj	fected : 4	10%				
	Location	: Second I	Floor						
Split Unit	20%			2029	\$283,800				
Window/Wall Unit	40%			2024	\$55,400	1			
/entilation									
Distribution									
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$38,000		
Exhaust Fans									
Interior	80%			2029	\$189,200	2	\$1,700		
Roof	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		Now	\$6,900	LIFE	* *	1			
			: Severe, Area Affe	ected : 10	00%				
	Location	: Roof Are	ra						

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

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

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

Asset #: 14720

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

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

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

Print Date: 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

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

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

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

Areas Surveyed : Floors 1

Block : 1819 Lot : 10 BIN : 1088092

CAPITAL

Total

Importance Code

Total

EXPENSE	FY 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			



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

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

Asset #: 14739

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

Electrical		Current Repair	Futui	re Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated C (Years)	Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts							
Service Equipment Not Accessible	100%						
Transformers	10070						
Not Accessible	100%						
Switchgear / Switchboard	10070						
Not Accessible	100%						
Raceway							
Not Accessible	100%						
Panelboards							
Not Accessible	100%						
Wiring							
Not Accessible	100%						
Motor Controllers							
Not Accessible	100%						
Lighting							
Interior Lighting	1000/						
Not Accessible	100%						
Egress Lighting	1000/						
Not Accessible	100%						
Exterior Lighting	1000/			40.000	4.0		
HID	100%		2021	\$8,000	10		
Alarm							
Security System	1000/						
Not Accessible	100%						
Fire/Smoke Detection							
Not Accessible	100%						

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

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

Asset #: 14739

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

Maintenance \$ are aggregated over a ten-year period. Site specific 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	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Vertical Transport					
Elevators					
Not Accessible	100%				
Escalators					
Not Accessible	100%				
Fire Suppression					
Standpipe					
Not Accessible	100%				
Sprinkler					
Not Accessible	100%				
Fire Pump					
Not Accessible	100%				
Chemical System					
Not Accessible	100%				

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

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

Print Date: 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

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



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

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

Asset #: 1973

rchitecture	Cı	rrent Repa	nir	Futur	e Replacement	M	aintenance	
stem Component Type		l Date Est ears)	imated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
terior								
Exterior Walls	0.50/					_	4.00 100	
Masonry: Brick	95%			LIFE	**	5	\$133,400	
	Water Penetra Location : A		_		: 1% 1g Williams Avenu	e		
Masonry: Limestone	5%		2,10, 2,10, 1	LIFE	**	5	\$5,300	
Windows							<i>\$2,200</i>	
Aluminum	90%			2043	* *	5	\$26,700	
Metal Louvers	10% N	ow	\$1,800	2036	* *	-	+,	
112001 200 015	Broken/Missin				ffected : 10%			
			Floor, Throug					
	Other Observa		_		cted : 100%			
	Location : T			55				
		_	Safety Gates O	n The Ex	terior Of The Wind	dows		
Parapets	*				<u> </u>			
Cast Stone/Terra Cotta	10%			LIFE	* *	5	\$10,000	
Masonry: Brick	75% ()-2	\$58,500	LIFE	* *	5	\$9,700	
•	Efflorescence,	Extent : Mo	oderate, Area	Affected .	: 15%			
	Location: T	hroughout						
Metal Panel	5%			2047	* *	5	\$2,500	
Metal: Cage/Fence	5% N	ow	\$2,700	2032	* *	5	\$2,100	
2	Corrosion/Rus	ting, Exten		Area Affe	cted : 15%			
	Location: R	ecreation Y	ard On Lower	Roof				
	Deformed/Der	ted, Extent	: Moderate, A	rea Affec	eted : 5%			
	Location : R	ecreation Y	ard On Lower	Roof				
Pre-Cast Concrete	5%			LIFE	* *	5	\$4,100	
Roof								
Asphalt Macadam	10% N	ow	\$400	2027	\$21,600	5	\$2,000	
	Cracking/Crui	nbling, Exte	ent : Light, Ar	ea Affecte	ed : 10%			
	Location: T	hroughout						
	Water Penetra	tion, Extent	t : Light, Area	Affected	: 2%			
	Location: T	hroughout						
Modified Bitumen	90%			2037	* *	10	\$54,400	
	Recent Replac	e Evident, I	Extent : Light,	Area Affe	ected : 100%			
	Location: T	hroughout						
erior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	\$25,000	
Ceramic Tile	10% N		\$46,100	2030	\$230,600	5	\$5,700	
	Cracking/Crui	-	ent : Moderate	, Area Aj	fected : 40%			
	Location: T	hroughout						
Marble Panels	5%			LIFE	* *	5	\$4,300	
Vinyl Tile	75% N	ow	\$75,900	2032	* *	3	\$32,100	
•	Cracking/Crui				ed : 30%		•	
	Location : T	hroughout	-	•				

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

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

Asset #: 1973

Architecture		Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
nterior									
Interior Walls						_			
Ceramic Tile	5%		\$91,200	2030	\$304,000	5	\$5,300		
	_	_	Extent : Light, Are	ea Affecti	ed: 40%				
~		n : Through	out				#0. = 00		
Concrete Masonry Unit			# 4 * 600	LIFE	* *	5	\$8,500		
Gypsum Board		Now	\$4,600	LIFE		5	\$12,700		
	_	Crumbling, n : Through	, Extent : Light, Arc out	га Ајјеси	ea : 10%				
Masonry: Brick	5%			LIFE	* *				
Plaster	70%		\$123,700	LIFE	* *	5	\$44,400		
1 luster			Extent : Light, Are		ed : 5%	3	Ψ11,100		
	_	Location: Throughout							
		_	Extent : Light, Area	Affected	: 5%				
		n : Through		55					
Ceilings									
AcousTileSusp.Lay-In	10%	0-2	\$4,800	2040	* *	5	\$5,700		
	Cracking/Crumbling, Extent: Light, Area Affected: 10%								
	Location	n : Through	out						
Exposed Concrete	10%	Now	\$38,300	LIFE	* *	5	\$1,800		
		_	Extent : Moderate, A	-	cted : 10%				
	Location	n : Steel Me	embers, Ash Hoist A	1rea					
	Cracking/Crumbling, Extent: Moderate, Area Affected: 15%								
	Location : Meter Room In Boiler Room, Old Ash Hoist Area								
	Water Penetration, Extent: Moderate, Area Affected: 10%								
	Location	n : Ash Hoi	st Area						
Metal Panel	10%)		LIFE	* *	5	\$14,300		
Plaster	70%	0-2	\$54,700	LIFE	* *	5	\$49,900		
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10% Location : Recreation Room								
	Water Penetration, Extent : Moderate, Area Affected : 5%								
		n : Recreati							

Electrical	Current Repair	Future R	eplacement	М	aintenance			
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Es	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Under 600 Volts								
Service Equipment								
Fused Disc Sw	50%	2027	\$19,300	5	\$200			
	Other Observation, Extent : Moderate,	Area Affecte	d : 100%					
	Location : Electrical Room							
	Explanation: One 2000 Ampere Main	n Disconnect	Switch					
Fused Disc Sw	50%	2047	* *	5	\$200			
	Other Observation, Extent: Moderate, Area Affected: 100%							
	Location : Electrical Room							
	Explanation: One 1200 Ampere Main	n Disconnect	Switch					

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

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

Asset #: 1973

Electrical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts				l				
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	
		ed Life, Ex : Basemen	tent : Moderate, Al t	rea Affec	ted : 100%			
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		
		_	ent : Moderate, Are out The Building	a Affecte	ed : 100%			
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	Location	: Outside	xtent : Moderate, 2 188 Kilovolt-amper		\$92,000 ected : 100%	1	\$33,400	
Batteries	Блрійни	ion . One i	100 Knovon-amper					
Lead/Acid	100%			2021	\$1,600	5	\$3,200	
Fuel Storage Main Tank	Location	: Outside	ixtent : Moderate, 2	2030 Area Affe	\$9,600 ected : 100%	5	\$2,200	
	Explana	ion : One 2	275 Gallon Tank					

Lighting

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

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

Asset #: 1973

Electrical	Current Rep	air Futu	Future Replacement		Maintenance	
System Component Type	% of Fail Date Es Total (Years)	timated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting						
Interior Lighting						
Fluorescent	5%	2032	* *	10	\$3,500	
	Compact Fluorescent Lig Location : Throughout		Area Affected : 100	0%		
Fluorescent	45%	2022	\$588,100	10	\$31,500	
	Other Observation, Exter Location : Throughout Explanation : T-12 Lan	The Building	d : 100%			
Fluorescent	50%	2032	* *	10	\$35,000	
	Other Observation, Exter Location : Throughout Explanation : T-8 Lamp	The Building	d : 100%			
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 Replace	ment	М	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimate FY	d Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Natural Gas	100%	2047	* *	1		
Conversion Equipment						
Steam Boiler	100%	2040	* *	1	\$75,500	
	Other Observation, Extent : Light, Area	Affected : 100%				
	Location: Basement					
	Explanation: 2 Natural Gas Fired Ste	eam Boilers				
Distribution						
Central Plant Steam	100%	2037	* *	4	\$5,600	
Piping/Pmp						

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

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

Asset #: 1973

Mechanical	Current Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date Estimated Co Total (Years)	st Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
Heating	•	•	•			ı
Terminal Devices						
Air Handler	45%	2027	\$471,200	1	\$21,200	
Convector/Radiator	50% Now \$19,900	0 2032	* *	1	\$11,100	
	Broken, Extent : Light, Area Affected	! : 10%				
	Location: Traps And Thermostats					
Fan Coil Unit/Heat	5%	2027	\$55,800	1	\$1,200	
Air Conditioning						
Energy Source						
Electricity	100%	2035	* *	1		
Conversion Equipment						
Exterior Pkg Unit -	10%	2027	\$60,300	2	\$500	
Cooling						
Window/Wall Unit	40%	2022	\$62,100	1		
	Other Observation, Extent : Light, And Location : 3rd Floor	rea Affected	: 30%			
		10	0.1			
	Explanation: Third Floor Units Mo	aintained By	Others			
No Component	50%					
Ventilation						
Distribution Ductwork/Diffusers	1000/	LIEE	* *	2.5	¢42.500	
	100%	LIFE		2-5	\$42,500	
Exhaust Fans Interior	100% Now \$79,500	0 2032	* *	2	\$1,900	
Titlerioi	Not in Service, Extent : Severe, Area			2	\$1,900	
	Location: 3rd And 4th Floors	nyjecieu . 1	0070			
	Other Observation, Extent : Light, A	rea Affected	. 20%			
	Location: 3rd And 4th Floors	cu nyceicu	. 2070			
	Explanation : Some Large Ceiling I	Fans Have l	Reen Installed			
Plumbing	Zilpiununon : zome Ziil ge Cennig I	110.70 1	Total Installed			
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		
	Broken, Extent : Moderate, Area Affe					
	Location : North Side Over Recrea	tion Room, I	Probable Cracked	Storm Di	rain Pipe	
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

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

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

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

Asset #: 1973

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

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

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

Print Date: 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

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

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



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

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

Asset #: 52

chitecture	Current Rep	air Futu	re Replacement	M	aintenance	
stem Component Type	% of Fail Date Es Total (Years)	timated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
erior						
Exterior Walls						
Glass Block	2%	LIFE	**	5	\$600	
Masonry: Brick	70% 0-2	\$214,500 LIFE	**	5	\$34,100	
	Diagonal Cracks, Extent		cted: 2%			
	Location: Main Outsid		166-4-1. 250/			
	Jnt Mortar Miss/Erod, Ex Location: Throughout	tient : Moaeraie, Area	Affectea : 25%			
	Caulking Deteriorated, E	Sutant : Madanata Anac	Affacted : 250/			
	Location : Control Join		i Ajjeciea : 25%			
Pre-Cast Concrete	28%	LIFE	* *	5	\$44,300	
Windows	2070	LIFE		3	φ 11 ,300	
Aluminum	100% Now	\$192,200 2044	* *	5	\$5,500	
	Air Infiltration, Extent : I		d : 15%	C	ψε,εσσ	
	Location : Throughout	, 33				
	Glazing Broken/Cracked	Extent : Severe, Area	Affected : 2%			
	Location : Roof Cupola		00			
	Hardware Missing, Exter		ected : 25%			
	Location : Throughout					
	Caulking Deteriorated, E	Extent : Moderate, Area	Affected : 25%			
	Location: Throughout	Facade, Roof Cupola				
Parapets						
Masonry: Brick	30% 0-2	\$16,200 LIFE	* *	5	\$500	
	Jnt Mortar Miss/Erod, E		fected : 20%			
	Location : Above Roof	-				
	Caulking Deteriorated, E		Affected : 10%			
	Location : Control Join					
Metal Panel	10%	2038	* *	5	\$600	
Metal Rail	40%	2045	* *	5-10	\$10,800	
No Component	20%					
Roof	250/ 2 2	Φ 7.40 0 2 0.11	* *			
Metal Panel	35% 0-2	\$5,400 2041				
	Deteriorated Finish, Exte	eni : Moaerate, Area A	ijeciea : 25%			
	Location: Throughout Seams Open/Split, Extent	t Moderate Aven Aff	atad : 19/			
	Location: Roof	: Moaeraie, Area Affe	ciea : 1%			
Modified Ditumon		2026	* *	10	\$42.600	
Modified Bitumen Soffits	65%	2036	* *	10	\$42,600	
Cast in Place Concrete	100%	LIFE	* *	5		
erior		LII E				

Interior

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

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

Asset #: 52

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Carpet	5%			2024	\$58,900	3	\$8,900	
Cast in Place Concrete	5%	3.7	#2.7 000	LIFE	* *	5	\$9,700	
Ceramic Tile	10%		\$35,800	2037	**	5	\$4,400	
		etration, E. : Bathrooi	xtent : Moderate, 2	Area Affe	cted: 25%			
			n Snowers : Moderate, Area .	Affected	. 25%			
		iea, Exteni : Bathrooi		Ајјестеи	. 23/0			
Cl 4 XV 1/D-11		. Daini ooi	n snowers	2022	* *	-	¢12.200	
Sheet Vinyl/Rubber	10% 70%	0-2	¢54,000	2033	* *	5 3	\$13,300	
Vinyl Tile			\$54,900 Extent : Light, Are	2033		3	\$23,200	
		: At Entra		ы луеси	си . 13/0			
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	
• •	Recent Rep	oair Evider	nt, Extent : Light, A	lrea Affe	cted : 15%			
	Location	: Supply C	loset First Floor A	Ind Thro	ughout			
	Water Pen	etration, E	xtent : Moderate, A	Area Affe	cted : 5%			
	Location	: Supply C	loset First Floor					
			xtent : Severe, Are	a Affecte	ed : 5%			
	Location	: First Flo	or Supply Closet					
		ion : Mold	On Walls And Ode					
Masonry: Brick	3%			LIFE	* *			
Ceilings	100/			LIEE	* *	_	01.400	
Exposed Concrete	10%			LIFE	**	5	\$1,400	
Gypsum Board	75%			LIFE	* *	5	\$83,000	
Plaster Site Enclosure	15%			LIFE		5	\$8,300	
Fence/Gates								
Chain Link	25%			2048	* *			
Exposed Struc: Steel	45%			LIFE	* *			
Exposed Strue. Steel		ing. Extent	: Moderate, Area		: 75%			
		-	out, Galvanized St					
Iron Picket	25%	0-2	\$11,200	2048	* *			
non riener			xtent : Moderate, 2		ected : 30%			
		: Trougho		55				
		_	Extent : Moderate,	Area Af	fected : 30%			
	Location	: Through	out					
Iron Picket	5%			2063	* *			
Retaining Walls								
Cast in Place Concrete	100%			2063	* *			
Site Pavements		·						
Public Sidewalk								
Cast in Place Concrete	100%			2033	* *			

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

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

Asset #: 52

rchitecture	Current Re	pair	Futur	e Replacement	M	aintenance	
ystem Component Type	% of Fail Date I Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
te Pavements							
On-Site Walkways							
Cast in Place Concrete	85% Now	\$31,600	2041	* *			
	Cracking/Crumbling, E	Extent : Severe, A	rea Affec	eted: 30%			
	Location : Throughou	ıt Front Entry Ar	rea				
	Misaligned/Bulging, Ex	xtent : Severe, Ar	ea Affeci	ed : 30%			
	Location : Front Entr	y Area, Tree Roo	ots				
	Tripping Hazard, Exter	ıt : Severe, Area	Affected	: 20%			
	Location : Throughou						
Cast in Place Concrete	15%		2041	* *			
Parking/Driveway							
Asphalt	100% 0-2	\$2,400	2031	* *			
-	Cracking/Crumbling, E	Extent : Moderate	, Area A	ffected : 15%			
	Location : Throughou	ıt					
	Other Observation, Ext	tent : Moderate, 2	Area Affe	ected : 5%			
	Location : Throughou		55				
	Explanation : Vegeta						
Activity Yard							
Rubber Matting	100%		2033	* *			

Electrical		Current Repair	Futur	e Replacement	М	aintenance	
System Component Type		ail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts							
Service Equipment							
Fused Disc Sw	100%		2048	* *	5	\$300	
	Other Obser	vation, Extent : Light, Area	Affected	: 100%			
	Location:	Electrical Room					
	Explanatio	n : Main Service Switch Ro	ited At 80	0 Amperes			
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	
	Other Obser	vation, Extent : Light, Area	Affected	: 100%		***	
		Water Main					
	Explanatio	n : Corroded					

Stand-by Power

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

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

Asset #: 52

Electrical	Current Repair	Future Replacement	Maintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power					
Batteries	1000/	2022 #1.600	~	Ф2 200	
Lead/Acid	100%	2022 \$1,600	5	\$2,300	
	Abandoned In Place, Extent: Light, Are Location: Basement	ea Affectea . 10076			
	Other Observation, Extent : Light, Area	Affected: 100%			
	Location: Basement	119900000 1 10070			
	Explanation: Uninterruptible Power	Supply 55 Amperes 245 Vo.	lts DC		
Lighting	•	***			
Interior Lighting					
LED	94%	2033 **			
	Other Observation, Extent : Light, Area	Affected : 100%			
	Location: Throughout				
	Explanation : Motion Sensors				
LED	6% Now \$8,800	2033 **			
	Other Observation, Extent: Moderate, .				
	Location: 2nd Floor Multipurpose Ro Explanation: Lens Covers Are Missin		oms		
Egress Lighting	Explanation . Lens Covers Are Missin	8			
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	500/				
No Component	50% N \$1,000	2022 **	1	¢10.200	
Generic	50% Now \$1,900 Devices Damaged, Extent : Moderate, A	2033	1	\$10,300	
	Location: 1st Floor And Residential &				
	Other Observation, Extent : Moderate,				
	Location: 1st Floor And Residential V	00			
	Explanation : Intercom Does Not Wor	·k			
Fire/Smoke Detection					
No Component	50%				
Generic, Analog	50% Now \$6,600	2028 \$329,300	1-3	\$17,100	
	Malfunctioning, Extent : Moderate, Are Location : Throughout	a Affected : 100%			
	Other Observation, Extent : Moderate, .	Area Affected : 10%			
	Location: Throughout				
	Explanation : Kitchen Smoke Detector	rs Are Creating False Alari	ns		

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

Heating

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

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

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

Asset # : 52

Mechanical	Current Repair	Future R	Replacement	M	aintenance		
System Component Type	% of Fail Date Estim Total (Years)	ated Cost Year Es	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Heating		•					
Energy Source							
Natural Gas	100%	2048	* *	1			
Conversion Equipment			de de				
Hot Water Boiler	100%	2041	**	1	\$30,200		
	Other Observation, Extent:	Light, Area Affected : I	00%				
	Location: Basement Explanation: 2 Gas Fired	Hot Water Poilors Fa	winmant Annag	n To Do	Wall Maintained		
Distribution	Explanation . 2 Gas Firea	1101 Water Botters - Eq.	игртені Арреаг	з то ве	w en maintainea		
Hot Wtr Piping/Pump	100%	2044	* *	4	\$3,000		
Terminal Devices		-			+- /		
Air Handler	10%	2028	\$83,800	1	\$3,800		
Convector/Radiator	90%	2033	* *	1	\$17,700		
Air Conditioning							
Energy Source							
Electricity	100%	2044	* *	1			
Conversion Equipment	00/	2022	#101 5 00				
Split Unit	8%	2023	\$101,700				
	Other Observation, Extent: Location: Lower Roof	Lignī, Area Affectea : 1	00%				
	v	l Condona ou Din a Inquile	ation.				
C 1', II ',	Explanation : Deteriorated		**				
Split Unit	2% Now	\$25,400 2038					
	Malfunctioning, Extent : Mo Location : Pre-K And Todo	dler Room					
	Unit Inoperable, Extent : Mo	oderate, Area Affected :	100%				
	Location: Lower Roof						
	Other Observation, Extent:						
	Location : Lower Roof Out						
	Explanation : Outdoor United Indoor Units Malfunctioning		oms Affected Pro	e K And '	Toddler Room,		
Window/Wall Unit	10%	2021	\$12,400	1			
No Component	80%						
Distribution	400/ 7-	4.00					
Ductwork/Diffusers	10% Now	\$600 LIFE	**	2	\$7,900		
	Insul. Deteriorating, Extent Location : Basement Hally	0 00	2%				
	Other Observation, Extent : Light, Area Affected : 10%						
	Location: Basement And 2	-					
	Explanation: Ductwork In	Basement And Multi Pa	urpose Room 2r	ıd Floor			
No Component	90%						
Ventilation							
Distribution 1./B:cc	1000/		نات علم	2.5	#24 000		
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$34,000		

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

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

Asset #: 52

Mechanical	Current Repair	Future Replacemen	t N	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Co FY	st Cycle (Yrs)	Estimated Cost	Priority
Ventilation					
Exhaust Fans					
Roof	99%	2033	* 2	\$1,900	
	Other Observation, Extent : Light, Area Location : Roof	-			
	Explanation: Equipment Appears To				
Wall Unit	1%	2033	* 2		
	Other Observation, Extent : Light, Area Location : Basement Boiler Room Explanation : 1 Unit	a Affected : 100%			
Plumbing	zupumunen : 1 em				
H/C Water Piping					
Brass/Copper	100%	2048 *	* 1		
	Other Observation, Extent : Light, Area Location : Basement	a Affected : 100%			
	Explanation : Booster Pump				
Sanitary Piping					
Cast Iron	100% Other Observation, Extent: Light, Area Location: 1st Floor Hallway By Dire Explanation: Time To Time The Buil Hallway.	a Affected : 1% ector Office	* 1 Backup In	1st Floor	
Storm Drain Piping					
Cast Iron	100%	LIFE *	* 1		
Sump Pump(s)					
Non-Submersible	100%	2028 \$9,10	00 4	\$1,300	
Fixtures					
Generic	100%				
Vertical Transport					
Elevators	1000/	LIDD *	*		
Hydraulic	100% Other Observation, Extent: Light, Area Location: 1st To 2nd Floor Explanation: 1 Unit	PILE	*		
Fire Suppression					
Sprinkler					
Generic	100% No Backflow Preventer, Extent : Light, Location : Basement	2030	* 1-2	\$17,100	

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

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

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

Asset Name : JAMAICA ASSESSMENT CENTER

Address : 175-10 88TH AVENUE

Borough : QUEENS Agency's Number : CQR1
Program / Asset # : DHS0087.000 / 4459 Yr Built/Renovated : 1933 / 2007

Area Sq Ft : 30,690 Project Type : HOMELESS SERVICES

Date of Survey : 21-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



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

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

Asset #: 4459

rchitecture	С	urrent Re	epair	Futur	e Replacement	M	aintenance	
stem Component Type		il Date l Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior								
Exterior Walls						_		
Masonry: Brick		0-2	\$121,100	LIFE	**	5	\$12,800	
	Location : A		Extent : Moderai es	e, Area 1	Affectea : 30%			
Masonry: Brick	60% N		\$201,800	LIFE	* *	5	\$21,400	1
	Expansion Jn Location : E		Extent : Severe,	Area Aff	ected : 40%			
	Water Penetr	ation, Ext	ent : Severe, Are	a Affecte	d : 5%			
	Location : S	Staircase 2	4, Several 4th Flo	oor Roon	ns			
Pre-Cast Concrete	2%			LIFE	* *	5	\$4,600	
Stucco Cement	2%			2043	* *	5	\$1,800	
Windows								
Aluminum	100% N		\$13,700	2046	* *	5	\$1,600	
			ent : Severe, Are A On The 4th Flo		d : 5%			
Parapets								
Masonry: Brick	-	cks, Exte	\$14,200 nt : Moderate, An ut Stucco On Bric			5	\$2,400	
			ent : Severe, Are Exterior Face	a Affecte	d : 30%			
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% N	Now	\$2,900	LIFE	* *	5	\$1,600	
	Water Penetr Location : F		ent : Severe, Are	a Affecte	d : 40%			
	Other Observ Location : N		tent : Severe, Are c	a Affecte	ed : 40%			
	Explanation	: Missing	g Coping Stone F	lashing				
Roof								
Modified Bitumen	95% 1 Ponding, Exte Location : M	ent : Mod	\$360,900 erate, Area Affec r	2040 ted : 5%	* *			1
			ent : Severe, Are 1, 405, 411 And (d : 20%			
Skylight, Metal/Glass		-		2040 erate, Ar	* * rea Affected : 50%			

Interior

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

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

Asset #: 4459

Architecture		Current I	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	Cracking/ Location	Now Crumbling, : Stairs St	\$500 Extent : Light, Are eps	LIFE ea Affect	* * ed : 20%	5	\$2,000	
Ceramic Tile	5%			2039	* *	5	\$2,300	
Quarry Tile	20%			2035	* *	5	\$13,600	
Terrazzo	38%	Now	\$16,700	LIFE	* *	5	\$13,400	
	_	Crumbling, : Through	Extent : Light, Ard out Steps	ea Affect	ed : 10%			
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	
	Water Pen	etration, E	xtent : Severe, Are	a Affecte	d : 5%			
	Location	: Staircas	e A, Room 401 And	Other 4	th Floor Units			
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	
	Cracking/	Crumbling,	Extent : Severe, A	rea Affec	cted : 5%			
	Location	: Staircas	e A, Throughout 4th	h Floor				
Site Enclosure								
Fence/Gates								
Chain Link		Now	\$1,800	2050	* *			
		-	nents, Extent : Seve	re, Area	Affected : 2%			
	Location	: Gate On	175th Street					
Site Pavements								
Public Sidewalk	1000			26.12	a. ·			
Cast in Place Concrete	100%			2043	* *			
On-Site Walkways					di di			
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 Rep	pair Futur	e Replacement	Ma	aintenance	
System Component Type	% of Fail Date E Total (Years)	Sstimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

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

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

Asset #: 4459

Electrical	Current Repair F		Future	Future Replacement		Maintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts							
Service Equipment							
Fused Disc Sw	100%		2030	\$5,000	5	\$100	
		servation, Extent : Light, Area	Affected :	100%			
		a : Electrical Room					
	Explana	tion : Main Service Disconnec	et Switch I	Rated At 800 Ampe	eres.		
Switchgear / Switchboard							
Fused Disc Sw	100%		2030	\$76,400	5	\$100	
Raceway							
Conduit	90%		2030	\$33,100	1		
Conduit	10%		2040	* *	1		
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	
Wiring							
Thermoplastic	90%		2030	\$48,300	1		
Thermoplastic	10%		2040	* *	1		
Motor Controllers							
Locally Mounted	100%		2028	\$78,000	5	\$200	
Ground							
Grounding Devices							
Generic	100%		LIFE	* *	5	\$900	
Lighting							
Interior Lighting							
LED	100%		2038	* *			
Egress Lighting							
Emergency, Battery	50%		2038	* *	10	\$3,700	
Exit, Service	50%		2038	* *	1		
Exterior Lighting			• • • •				
HID	30%		2030	\$36,200	10		
No Component	70%						
Alarm							
Security System	500 /						
No Component	70%		2025	* *		02.400	
Generic	30%		2035	• •	1	\$3,400	
		servation, Extent : Light, Area		100%			
		: Hallways And Outside Peri					
B' (0 1 B : '	Explana	tion : CCTV Surveillance Can	neras				
Fire/Smoke Detection	1000/		2025	* *	1.2	#10.000	
Generic, Digital	100%		2035	**	1-3	\$18,900	
		servation, Extent : Light, Area	Affected :	100%			
		: Throughout The Building	D. II C	41 D II G	L D	-44	
	Explana	tion : Strobe Lights, Manual F	un Statio	ns, Atarm Bells, S	токе Де	riectors	

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

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

Asset #: 4459

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

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

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

Asset #: 4459

Mechanical	Current Repair	Future	Replacement	М	aintenance	
System Component Type	% of Fail Date Estima Total (Years)	nted Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing						
Sanitary Piping						
Cast Iron	100% 0-2	\$4,400 LIFE	* *	1		
	Blockage /Clogged, Extent:	Moderate, Area Affe	cted : 5%			
	Location: Basement					
	On Extended Life, Extent : M	oderate, Area Affect	ed : 100%			
	Location : Throughout					
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		
	On Extended Life, Extent : M	oderate, Area Affect	ed : 100%			
	Location : Throughout					
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	* *			
	Other Observation, Extent: 1	0 00	: 100%			
	Location: Basement To 4th	Floor				
	Explanation: 1 Unit. Repair	r Parts Are Out Of I	Market.			
Fire Suppression						
Sprinkler						
No Component	95%					
Generic	5%	2030	\$14,700	1-2	\$400	

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

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

Print Date: 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 : CQR1
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



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

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

Asset #: 4465

Architecture		Current F	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	25%			LIFE	* *	5	\$9,400	
Masonry: Brick		Now	\$56,800	LIFE	* *	5	\$9,000	
			l, Extent : Severe, des Of 4 Story Bui		ected: 20%			
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	Cracking/	Now Crumbling, : Stair Bul	\$32,300 Extent : Severe, A khead	LIFE Irea Affec	* * eted : 100%	5	\$500	
Masonry: Brick	55%			LIFE	* *	5-10	\$13,500	
Pre-Cast Concrete		Now	\$6,700	LIFE	* *	5	\$1,100	
	Cracking/	Crumbling,	Extent : Severe, A khead And Parape	lrea Affec	eted : 100%		, ,	
Wood Cornice	25%			2040	* *	5-10	\$11,800	
Roof								
Asphalt Shingle	70%			2039	* *	10	\$1,400	
Modified Bitumen	30%	Now	\$51,900	2040	* *			
			xtent : Severe, Are r Corridor, Room					
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	
	Cracking/	Crumbling,	Extent: Severe, A	lrea Affec	eted : 10%			
	Location	: Stair D A	It 1st And 4th Floo	or				
		etration, E. : Stair D	xtent : Severe, Are	a Affecte	d : 5%			
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	* *			

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

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

Asset #: 4465

Architecture	Current Repair		Future Replacement		Maintenance		
System Component Type	% of Fail Da Total (Years	te Estimated Cost)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements							
Public Sidewalk							
Cast in Place Concrete	100%		2043	* *			
On-Site Walkways							
Cast in Place Concrete	100%		2043	* *			
Parking/Driveway							
Asphalt	100%		2039	* *			

Electrical	Current Re	pair Futu	Future Replacement		Maintenance			
System Component Type	% of Fail Date E Total (Years)	stimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Inder 600 Volts								
Service Equipment								
Fused Disc Sw	100%	2030	\$2,600	5				
	Other Observation, Exte		d: 100%					
	Location: Electrical Room							
	Explanation : Main Se	ervice Disconnect Switch	Rated At 400 Amp	eres.				
Raceway								
Conduit	100%	2030	\$8,900	1				
Panelboards								
Fused Disc Sw	5%	2029	\$800	5				
Molded Case Bkrs	95%	2029	\$19,200	5	\$200			
Wiring								
Thermoplastic	100%	2030	\$11,100	1				
Motor Controllers								
Locally Mounted	100%	2047	* *	5	\$100			
fround								
Grounding Devices								
Generic	100%	LIFE	* *	5	\$300			
ighting								
Interior Lighting								
LED	100%	2038	* *					
Egress Lighting								
Emergency, Battery	50%	2038	* *	10	\$1,100			
Exit, Service	50%	2038	* *	1				
Exterior Lighting								
HID	30%	2030	\$10,600	10				
No Component	70%							
.larm								
Security System								
No Component	70%							
Generic	30%	2035	* *	1	\$1,000			
	Other Observation, Exte		d : 100%					
	Location : Hallways A	Ind Outside Perimeter						
	Explanation: CCTV S	Surveillance Cameras						

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

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

Asset #: 4465

Electrical	Current Repair	Future Replacement	N	Maintenance	
System Component Type	% of Fail Date Estimated C Total (Years)	Cost Year Estimated Cos FY	Cycle (Yrs)	Estimated Cost	Priority
Alarm					
Fire/Smoke Detection					
Generic, Digital	100%	2035 *	* 1-3	\$5,500	
	Other Observation, Extent: Light,	Area Affected : 100%			
	Location : Throughout The Builds	ing			
	Explanation: Strobe Lights, Man	ual Pull Stations, Alarm Bells	, Smoke D	etectors	

Mechanical	Current Repair		Future Replacement		Maintenance		
System Component Type	% of Fail Da Total (Years	te Estimated Cost)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source							
Fuel Oil No 2	100%		2040	* *	5	\$2,800	
Conversion Equipment	1000/		2025	* *	1	#0.000	
Steam Boiler	100%	Extent : Light Auga	2035		1	\$8,900	
	Other Observation, Extent : Light, Area Affected : 100% Location : Basement Boiler Room						
	Explanation: 1 S						
Distribution	Ехрининон . 1 5	icam Botter					
Steam Piping/Pump	100%		2030	\$38,900			
Terminal Devices	10075			420,300			
Convector/Radiator	100%		2028	\$47,000	1	\$2,900	
	On Extended Life,	Extent : Moderate, A	rea Affec	·		. ,	
	Location : Throug	ghout					
Air Conditioning							
Energy Source							
Electricity	100%		2038	* *	1		
Conversion Equipment							
Window/Wall Unit	25%		2025	\$4,600	1		
No Component	75%						
Ventilation							
Distribution 1/D:cc	200/		LIPP	* *	2.5	¢1.600	
Ductwork/Diffusers	20%		LIFE	* *	2-5	\$1,600	
No Component Exhaust Fans	80%						
Exnaust Fans Interior	20%		2030	\$6,300	2	\$100	
No Component	80%		2030	\$0,500	2	\$100	
Plumbing	0070						
H/C Water Piping							
Brass/Copper	100% 0-2	\$6,600	2040	* *	1		
11		derate, Area Affectea					
	Location : Raisin	g Valves, Various Lo	cations 1	n Basement			
	Other Observation, Extent : Moderate, Area Affected : 20%						
	Location: Water	Main Piping, Basem	ent				
	Explanation: Ins	ulation Needed					
Water Heater							
Oil Fired	100%		2025	\$7,300	1	\$300	

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

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

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

Asset #: 4465

Mechanical	Current Repair	Future R	eplacement	M		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Es FY	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing						
HW Heat Exchanger						
Steam Fired	100%	2040	* *	4	\$900	
	Other Observation, Extent : Light, Area	a Affected : 1	00%			
	Location : Boiler Room					
	Explanation : The Boiler Has A Heat	Exchanger F	For Domestic Ho	ot Water	Supply	
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		
	On Extended Life, Extent : Moderate, A	Area Affected	: 100%			
	Location : Throughout					
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		
	Other Observation, Extent : Light, Area	a Affected : 1	00%			
	Location : Around The Perimeter Of	The Building				
	Explanation : Aluminum Scupper And	d Leaders Obs	served			
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	

Maintenance \$ are aggregated over a 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 : JENNIE A. CLARKE RESIDENCE / (5 BUILDINGS)

Address : 179-191 E 100TH STREET

Borough : MANHATTAN Agency's Number : N/A

Area Sq Ft : 85,476 Project Type : HOMELESS SERVICES

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

Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5,6

Block : 1628 Lot : 24 BIN : 1051796

CAPITAL	FY 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



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

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

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

Asset #: 3010

Architecture		Current I	Repair	Futur	re Replacemer	nt	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated C	ost	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		Now	\$249,700	2045		* *	5	\$14,300	
			ct, Extent : Modero	ite, Area	Affected: 80%	Ó			
		: Through	out						
Metal Clad	10%			2037	:	* *	5	\$19,800	
Parapets									
Masonry: Brick	65%			LIFE		* *	5	\$6,200	
Stucco Cement	35%			2042	:	* *	5	\$8,700	
Roof	0.50/	4	#00 # 00	2024		.ll.			
Modified Bitumen	95%	4+	\$89,500	2034		* *			
	_		derate, Area Affec	ted : 5%					
			t 100th Street	1.00 . 1	200/				
			: Moderate, Area		: 20%				
			er Community Roo						
Skylight, Metal/Glass	5%	2-4	\$25,600	2049		* *			
			xtent : Moderate, A	Area Affe	ected : 10%				
- .	Location	: 1/9 East	t 100th Street						
Interior									
Floors	50/	NT	¢2 200	LIEE		* *	-	¢12 000	
Cast in Place Concrete		Now	\$3,200 Extent: Light, Arc	LIFE			5	\$12,800	
	_	: Through	-	ги Ајјеси	ea . 1070				
C .: N . C				LIDE		* *		Φ1 2 000	
Cast in Place Concrete	-	Now	\$3,200	LIFE		~ ~	5	\$12,800	
	_	_	Extent : Light, Are	га Ајјест	ea : 10%				
		: Through							
Ceramic Tile	~ .	Now	\$141,900	2038		* *	5	\$11,700	
	_	_	Extent : Severe, A	rea Affec	cted: 40%				
		: Through							
Vinyl Tile	25%	0-2	\$51,900	2034		* *	3	\$11,000	
	_	_	Extent: Moderate	, Area A	ffected : 20%				
	Location	: Through	out						
Wood	45%	0-2	\$362,200	2044	:	* *	5	\$49,400	
	Deteriorat	ed Finish,	Extent : Moderate,	Area Af	fected : 30%				
	Location	: Through	out						

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

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

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

Asset #: 3010

Architecture		Current R	epair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	_	2-4 Crumbling, : Througho	\$134,100 Extent : Moderate out	2038 , Area A	* * ffected : 20%	5	\$23,300	
Gypsum Board	Cracking/C Location Water Pene	: Througho	ctent : Light, Area			5	\$72,700	
Masonry: Fieldstone	5%			LIFE	* *			
Plaster	5%			LIFE	* *	5	\$2,800	
Ceilings								
Gypsum Board	Cracking/C Location	: Througho	\$117,200 Extent : Light, Ard out ctent : Light, Area			5	\$139,000	
	Location	: Througho	out					
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	* *			
Cast in Place Concrete	100%			2034	* *			

lectrical	Current Repair	Future Repl	acement	М	aintenance	
ystem Component Type	% of Fail Date Estin Total (Years)	nated Cost Year Estim FY	nated Cost	Cycle (Yrs)	Estimated Cost	Priority
nder 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2049	* *	5	\$400	
	Other Observation, Extent:	Light, Area Affected: 100%	6			
	Location : Electrical Room	n				
	Explanation : Two Main S	ervices Rated At 800 Amper	es And 120	0 Ampere	es In 183 And 189	
	Buildings	_				
Switchgear / Switchboard						
Fused Disc Sw	100%	2049	* *	5	\$400	
Raceway						
Conduit	100%	2049	* *	1		
Panelboards						
Fused Disc Sw	10%	2045	* *	5	\$200	
Molded Case Bkrs	90%	2045	* *	5	\$2,000	
Wiring						
Thermoplastic	100%	2049	* *	1		

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

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

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

Asset #: 3010

Electrical	ectrical Current Repair		Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated C Total (Years)	Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts	<u> </u>					
Motor Controllers						
Locally Mounted	50%	2034	* *	5	\$300	
Locally Mounted	50%	2027	\$87,700	5	\$300	
Ground						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$1,300	
	Other Observation, Extent : Light, Location : Water Main	Area Affected	: 100%			
	Explanation: Covered With Insul	lation				
Lighting						
Interior Lighting						
Fluorescent	40%	2029	\$585,900	10	\$31,400	
	T-12 Lamps And Fixtures, Extent: Location: Throughout	Light, Area A	ffected : 100%			
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	
	Other Observation, Extent : Light,		: 100%			
	Location : Rooftop And Perimeter					
	Explanation: Controlled Via Pho	otocell				
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	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	t Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Natural Gas	100%	2039	* *	1		
Conversion Equipment						
Hot Water Boiler	50%	2027	\$321,700	1	\$21,100	
	Other Observation, Extent : Light, Are	ea Affected	! : 100%			
	Location: Basement					
	Explanation: 1 Unit With 4 Sections	ï				
Hot Water Boiler	50%	2046	* *	1	\$21,100	
	Recent Installation, Extent : Light, Arc	ea Affectea	l : 50%			
	Location: Basement For Building 1	79 And 18.	3			

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

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

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

Asset #: 3010

Mechanical	Current Repair		Future Replacement		Maintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Distribution						
Hot Wtr Piping/Pump	100%	2037	* *	4	\$6,300	
Terminal Devices	1000/	2024	at. at.		0.7	
Convector/Radiator	100%	2034	* *	1	\$27,600	
Air Conditioning						
Energy Source	1000/	2027	* *	1		
Electricity	100%	2037		1		
Conversion Equipment Split Unit	5%	2029	\$89,100			
Window/Wall Unit	10%	2029	\$17,400	1		
No Component	85%	2024	\$17,400	1		
Ventilation	0370					
Distribution						
Ductwork/Diffusers	20%	LIFE	* *	2-5	\$9,500	
No Component	80%	2112		- 0	\$5,500	
Exhaust Fans						
Roof	20%	2037	* *	2	\$500	
		stent : Light, Area Affected	! : 100%		****	
No Component	80%					
Plumbing						
H/C Water Piping						
Brass/Copper	20%	2039	* *	1		
Galvanized Steel	80%	2034	* *	1		
Water Heater						
Gas Fired	50%	2022	\$25,500	2	\$600	
Gas Fired	50%	2028	\$25,500	2	\$600	
		xtent : Light, Area Affectea				
·	Location : Basement	For Building 179 And 18.	3			
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	1000/					
Generic	100%					
Fire Suppression						
Sprinkler	7.50/					
No Component	75%	2020	* *	1.2	Φ.C. 0.0.0	
Generic	25%	2039	ጥ ጥ	1-2	\$6,000	

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

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

Print Date: 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

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



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

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

Asset #: 13580

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

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

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

Asset #: 13580

Architecture	Current Repa	ir	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date Esti Total (Years)	imated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior							
Parapets							
Cast Stone/Terra Cotta	5% Now	\$2,500	LIFE	* *	5	\$400	
	Jnt Mortar Miss/Erod, Ext Location : Coping	tent : Moderat	te, Area A	1ffected : 50%			
Masonry: Brick	45% Now	\$10,300	LIFE	* *	5	\$400	
·	Jnt Mortar Miss/Erod, Ext Location : Throughout	tent : Moderat	te, Area A	Iffected : 100%			
	Spalling, Extent : Moderate Location : Throughout	te, Area Affect	ted : 40%	ó			
	Worn/Eroded, Extent : Mo Location : Throughout	oderate, Area	Affected .	· 40%			
Masonry: Limestone	15% Now	\$4,700	LIFE	* *	5	\$200	
	Int Mortar Miss/Erod, Ext Location : Throughout	tent : Moderat	te, Area A	Iffected : 40%			
Metal: Cage/Fence	35% 0-2	\$6,900	2049	* *	5	\$1,100	
5	Corrosion/Rusting, Extent Location: Throughout	. ,	Area Affe	cted : 50%		, ,	
	Deteriorated Finish, Exter Location: Throughout	nt : Moderate,	Area Aff	ected : 50%			
Roof							
Built-Up (BUR)	85% 0-2	\$43,800	2039	* *			
	Alligatoring, Extent : Mod Location : Throughout	lerate, Area A	ffected :	85%			
	Ponding, Extent : Modera Location : Throughout	te, Area Affec	ted : 20%	Ó			
Metal, Corrugated	10%		2027	\$1,700	1		
Skylight, Metal/Glass	5%		2029	\$28,000	10	\$600	

Interior

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

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

Asset #: 13580

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

Site Pavements

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

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

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

Asset #: 13580

Architecture	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated C Total (Years)	Cost Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Site Pavements				
Public Sidewalk				
Cast in Place Concrete	100%	2042 **	•	
On-Site Walkways				
Cast in Place Concrete	100%	2034 **	•	

Electrical		Current Repair	rrent Repair Future		Maintenance		
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts							
Service Equipment							
Molded Case Bkrs	100%		2039	* *	5	\$100	
		ervation, Extent : Light, Area	Affected	: 100%			
		: Basement	ъ.	. 6 1			
	Explana	tion : One 200 Ampere Main I	Disconnec	et Switch			
Raceway	000/		2020	* *	1		
Conduit	98%	2.4	2039	* *	1		
Conduit	2%	2-4	2049		1		
	Corroaea, Location	Extent : Moderate, Area Affe	ciea : 50%	0			
Panelboards	Locuiton	. Rooj					
Fused Disc Sw	5%		2037	* *	5		
Molded Case Bkrs	95%		2037	* *	5	\$100	
Wiring	7570		2037			Ψ100	
Thermoplastic	100%		2039	* *	1		
Motor Controllers	10070						
Locally Mounted	98%		2034	* *	5		
Locally Mounted	2%	2-4 \$200	2049	* *	5		
J	Corroded,	Extent : Moderate, Area Affe	cted : 50%	%			
	Location	: Roof					
Ground							
Grounding Devices							
Generic	100%		LIFE	* *	5	\$100	
Stand-by Power							
Transfer Switches							
Automatic	100%		2034	* *	1	\$1,400	
Generators							
Natural Gas	100%		2032	* *	1	\$1,700	
		ervation, Extent : Light, Area	Affected	: 100%			
		: Basement					
	Explana	tion: One 5 Kilovolt-ampere					
Lighting							
Interior Lighting	1000/		2020	#10.200	1.0	04.100	
Fluorescent	100%		2029	\$10,200	10	\$4,100	
		ervation, Extent : Light, Area	Affected	: 100%			
		: Throughout The Building					
	Explana	tion: T-12 Lamps					

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

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

Asset #: 13580

Electrical		Current Repair	Futui	re Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting							
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	Current Repair Future		M	aintenance	
System Component Type	% of Fail Date Estim Total (Years)	ated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Natural Gas	100%	2039	* *	1		
Conversion Equipment						
Steam Boiler	100%	2034	* *	1	\$4,400	
	Other Observation, Extent:		: 100%			
	Location: Basement Boile	r Room				
	Explanation: 1 Unit					
Distribution						
Steam Piping/Pump	100%	2029	\$19,200			
Terminal Devices						
Convector/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	
_	Other Observation, Extent:	Light, Area Affected	: 100%			
	Location : Rooftop					
	Explanation: 2 Units Serv	e Hallways.				
Window/Wall Unit	5%	2024	\$500	1		
· · · · · · · · · · · · · · · · · · ·	Other Observation, Extent:		·	•		
	Location : 1st Floor - Secu	0 00				
	Explanation: 1 Unit					
No Component	75%					
Distribution	7370					
Distribution Ductwork/Diffusers	20%	LIFE	* *	2	\$1,200	
No Component	80%	LIFE		2	\$1,200	
Ventilation Ventilation	0070					

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

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

Asset #: 13580

Mechanical	Current Repa	ir Future	Replacement	М	aintenance	
System Component Type	% of Fail Date Est Total (Years)	imated Cost Year I FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation						
Exhaust Fans						
Wall Unit	5%	2024	\$100	2		
	Other Observation, Exten	t : Light, Area Affected :	100%			
	Location: 2nd Floor - B	Bathroom And Basement	- Kitchen			
	Explanation: 2 Units					
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	
	No Backflow Preventer, E Location : Basement	xtent : Light, Area Affec	ted : 100%			

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

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

Print Date: 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



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

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

Asset #: 4440

Architecture	Current Repair Future Replacement Maintenan			aintenance	е		
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior							
Exterior Walls							
Cast Iron	7%		LIFE	* *			
Masonry: Brick	35%		LIFE	* *	5	\$20,300	
Masonry: Limestone	5%		LIFE	* *	5	\$2,200	
Metal Panel	5%		2039	* *	5-10	\$19,900	
		ervation, Extent : Moderate, .	Area Affe	ected : 100%			
		: West Facade					
	Explana	tion : Metal Cornice					
Stucco Cement	45%		2034	* *	5	\$65,200	
Window Wall	3%		2049	* *	5	\$6,500	
		ervation, Extent : Light, Area	Affected	l : 100%			
		: First Floor Entry					
	Explana	tion : This Is Actually Storefro	ont Glazi	ng			
Windows							
Aluminum	100%		2045	* *	5	\$4,200	
Parapets							
Masonry: Brick	70%		LIFE	* *	5	\$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	100/		LIDE	* *	-	#10.000	
Cast in Place Concrete	10%		LIFE	* *	5	\$10,000	
Ceramic Tile	5%	4. 0.000	2038	* *	5	\$2,300	
Vinyl Tile	85%	4+ \$68,800 abstrate, Extent : Moderate, A	2039		3	\$14,600	
		ostrale, Extent : Moderale, A : Throughout	геа Ајјес	ciea : 25%			
		. Inrougnoui ded, Extent : Moderate, Area	1 Castad	. 200/			
		iea, Exient : Moderaie, Area : Throughout	Ајјестеа	. 20%			
I. A' XV . 11	Locuiton	. Inrougnoui					
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	
Glass. Shigle Falle Gypsum Board	35%		LIFE	* *	5	\$1,300	
Masonry: Brick	15%		LIFE	* *	3	\$10,700	
Plaster	38%		LIFE	* *	5	\$10,100	
Ceilings	3070		LIII			\$10,100	
AcousTileSusp.Lay-In	45%		2034	* *	5	\$20,500	
Gypsum Board	15%		LIFE	**	5	\$8,600	
Plaster	40%		LIFE	* *	5	\$11,400	
Site Pavements	40 / 0		LIFE			\$11,400	
Public Sidewalk							
Cast in Place Concrete	100%		2034	* *			
On-Site Walkways	100/0		2037				
Cast in Place Concrete	100%		2042	* *			
Cust III I face Colletete	100/0		2072				

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

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

Asset #: 4440

Electrical		Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts	•						
Service Equipment							
Fused Disc Sw	90%		2029	\$4,500	5	\$100	
		servation, Extent : Light, Area 1 : Electrical Room	a Affected	: 100%			
			. D:	C			
E 1D: C		tion : One 400 Amperes Mair					
Fused Disc Sw	5%		2029	\$300	5		
		servation, Extent : Light, Area	a Affected	: 100%			
		: Electrical Room	D:	, G :, 1 E E:	D		
		tion : One 400 Amperes Main					
Fused Disc Sw	5%		2029	\$300	5		
		servation, Extent : Light, Area	a Affected	: 100%			
		: Electrical Room	.	~ . I = =			
	Explana	tion : One 200 Amperes Main	ı Disconn	ect Switch For Em	ergency		
Switchgear / Switchboard	1000/		2020	Φ π < 400	_	0100	
Fused Disc Sw	100%		2029	\$76,400	5	\$100	
Raceway	1000/		2020	#2 (000			
Conduit	100%		2029	\$36,800	1		
Panelboards	50 /		2020	#1 (00	-		
Fused Disc Sw	5%		2028	\$1,600	5	Φ.C.O.O.	
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%		LIFE	* *	5	\$300	
	Other Obs	servation, Extent : Light, Area	a Affected	: 100%			
	Location	ı : Water Main Basement					
	Explana	tion : Corroded					
Stand-by Power							
Transfer Switches							
Automatic	100%		2027	\$5,700	1	\$7,200	
Generators							
Diesel	100%		2025	\$58,700	1	\$9,000	
		servation, Extent : Light, Area	a Affected	: 100%			
		ı : Generator Room					
	Explana	tion: One 100 Kilowatts					
Batteries							
Lead/Acid	100%		2021	\$1,600	5	\$900	
Fuel Storage							
Main Tank	100%		2032	**	5	\$700	
		servation, Extent : Light, Area	a Affected	: 100%			
		a: Basement					
	Explana	tion : One 275 Gallons					

Lighting

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

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

Asset #: 4440

Electrical	Current Repair Future Replacement		M			
System Component Type	% of Fail Date E Total (Years)	stimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting						
Interior Lighting						
Fluorescent	100%	2029	\$399,300	10	\$21,400	
	T-8 Lamps And Fixtures Location : Throughou	s, Extent : Light, Area Af t The Building	fected : 100%			
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	70%					
Generic	30%	2029	\$22,000	1	\$2,600	
	Other Observation, Exte	ent : Light, Area Affected	! : 100%			
	Location : Hallways A	nd Lobby				
	Explanation: CCTV	Surveillance Cameras				
Fire/Smoke Detection	-					
No Component	70%					
Generic, Digital	30%	2029	\$75,500	1-3	\$4,300	
_	Other Observation, Extent : Light, Area Affected : 100%					
	Location: Throughout The Building					
	Explanation : Manual	Pull Station, Strobe Ligh	hts, Alarm Bells, Ho	orns And	Smoke Detectors	

Mechanical	Current Repair	r Future	Replacement	М	aintenance	
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Natural Gas	100%	2039	* *	1		
Conversion Equipment						
Hot Water Boiler	100%	2042	* *	1	\$11,500	
	Other Observation, Extent	: Light, Area Affected :	100%			
	Location: Basement Boil	er Room				
	Explanation: 3 Units					
Distribution	-					
Hot Wtr Piping/Pump	100%	2037	* *	4	\$1,700	
Terminal Devices						
Convector/Radiator	90%	2027	\$109,600	1	\$6,800	
Fan Coil Unit/Heat	10%	2034	* *	1	\$800	
Air Conditioning						
Energy Source						
Electricity	100%	2037	* *	1		

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

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

Asset #: 4440

Mechanical		Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning							
Conversion Equipment	200/		2027	¢170 100	2	#200	
Interior Pkg Unit - Cooling	20%		2027	\$170,100	2	\$300	
Reciprocating	10%		2029	\$19,300	1	\$1,100	
Compr/Chiller				+ - /		, , , , ,	
		ervation, Extent : Light, Area	Affected	! : 10%			
		: 1st Floor Roof					
777 1 /777 11 T 1 ·		ion : One Split Air Condition		Φ2 400	1		
Window/Wall Unit	5% 65%		2024	\$2,400	1		
No Component Terminal Devices	0370						
Fan Coil - 2 Pipe	10%		2029	\$15,100	1	\$800	
No Component	90%		202)	Ψ13,100	1	Ψ000	
Heat Rejection							
Dry Cooler	10%		2029	\$4,300	2	\$1,600	
		ervation, Extent : Light, Area	Affected	! : 30%			
		: First Floor Roof					
		ion : 1 Exterior Unit					
No Component Ventilation	90%						
Ventilation Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$13,000	
Exhaust Fans						4-2,000	
Interior	90%		2029	\$72,800	2	\$600	
Roof	10%		2029	\$3,800	2	\$100	
Plumbing							
H/C Water Piping	200/		2020	* *	1		
Brass/Copper Galvanized Steel	30% 70%		2039 2034	* *	1 1		
Water Heater	7070		2034		1		
Electric	100%	0-2 \$12,000	2027	\$20,000	4	\$100	
		oning, Extent : Moderate, Are				•	
	Location	: 2 Of 3 Units Not Working I	n The Ba	sement			
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping	1000/		TIPP	.	1		
Cast Iron	100%		LIFE	* *	1		
Fixtures Generic	100%						
Fire Suppression	10070						
Sprinkler							
Generic	100%		2039	* *	1-2	\$6,500	
Fire Pump							
Generic	100%		2038	* *	1	\$4,400	

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

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

Print Date: 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

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



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

rchitecture	Curren	t Repair	Futu	re Replacement	M	aintenance	
stem Component Type	% of Fail Date Total (Years)	te Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior							
Exterior Walls							
Cast Stone/Terra Cotta	10%		LIFE	* *	5	\$168,200	
Masonry: Brick	70% Now Cracking/Crumblin Location: Through	\$237,100 g, Extent : Light, Ar ghout	LIFE ea Affect	* * ed : 10%	5	\$150,700	
Masonry: Granite	2%		LIFE	* *	5	\$3,200	
Masonry: Limestone	Location : North	\$318,900 g, Extent : Moderate Facade Moderate, Area Affec	·	-	5	\$21,000	
	Location: North		. 107				
Metal Panel	5%		2047	* *	5-10	\$74,000	
Windows							
Aluminum	Location : Throug				5	\$14,100	
	Loose/Miss Fastene Location : Throug	ers, Extent : Modera ghout	te, Area 1	Affected : 50%			
Aluminum	40%		2049	* *	5	\$20,600	
Metal Clad	5% Now Air Infiltration, Ext Location : Boiler	\$139,300 ent : Moderate, Area Room	2052 Affected	* * d : 100%	5	\$8,000	
	Bent/Warped Eleme Location : Boiler	ents, Extent : Moderd Room	ate, Area	Affected: 25%			
	Broken/Missing Ele Location : Boiler	ements, Extent : Mod Room	erate, Ai	rea Affected : 25%			
Parapets							
Cast Stone/Terra Cotta	10%		LIFE	* *	5	\$21,400	
Masonry: Brick	50%		LIFE	* *	5	\$13,800	
Masonry: Brick	30%		LIFE	* *	5	\$8,300	
Metal Rail	10%		2044	* *	5-10	\$49,900	
Roof Built-Up (BUR)	40% Now	\$35,500	2032	* *			
• ()		ctent : Moderate, Arc And South Sections	ea Affecti	ed : 25%			
	-	evere, Area Affected And South Sections	: 10%				
Copper/Terne	5%		2042	* *	10	\$15,700	
Modified Bitumen	40%		2032	* *	10	\$50,200	
Slate	15% 0-2	\$33,300	LIFE	* *			
	Cracking/Crumblin Location: Throug	g, Extent : Light, Ar ghout	ea Affect	ed : 10%			

Interior

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

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

DEPT. OF HOMELESS SERVICES - 071 LIFE FAMILY CENTER

Asset #: 1954

Architecture	Current Repair	Future Replacement	M	laintenance	
ystem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
terior					
Floors	100/ N ¢45 400		5	¢45 000	
Cast in Place Concrete	10% Now \$45,400 Cracking/Crumbling, Extent: Moderate Location: Boiler Room Water Penetration, Extent: Severe, Are Location: Boiler Room	e, Area Affected : 25%	5	\$45,800	
Ceramic Tile	10% 0-2 \$42,300 Cracking/Crumbling, Extent : Light, Ar Location : Throughout	2030 \$423,000 rea Affected : 10%	5	\$10,500	
Mosaic Tile	2% Now \$78,300 Broken/Missing Elements, Extent: Moc Location: At Main Entrance Cracking/Crumbling, Extent: Moderate		5	\$5,200	
	Location: At Main Entrance	e, in early cerear. 2570			
Terrazzo	5% 0-2 \$25,400 Cracking/Crumbling, Extent : Light, Ar Location : Throughout	LIFE ** rea Affected : 10%	5	\$8,200	
Vinyl Tile	23%	2027 \$426,800	3	\$24,100	
Vinyl Tile 9" X 9"	30% Now \$216,400 Cracking/Crumbling, Extent: Moderate Location: Throughout	2032 **	3	\$23,600	
Wood	15%	2042 **	5	\$58,900	
Wood	5% Now \$359,900 Deflection Evident, Extent: Moderate, Location: Old Auditorium Deteriorated Finish, Extent: Moderate Location: Old Auditorium Split/Cracked, Extent: Moderate, Area Location: Old Auditorium	2067 ** Area Affected : 50% , Area Affected : 50%	5	\$9,800	
Interior Walls					
Ceramic Tile	10% Now \$228,900 Cracking/Crumbling, Extent: Moderate Location: Stairs Jnt Mortar Miss/Erod, Extent: Modera Location: Stairs		5	\$19,900	
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 Cracking/Crumbling, Extent: Moderate Location: Old Auditorium Water Penetration, Extent: Moderate,		5	\$6,000	
	Location : Old Auditorium				

Maintenance \$ are aggregated over a ten-year period. Site specific 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 F	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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	
	Cracking/0	Crumbling,	Extent : Moderate	, Area A	ffected : 15%			
	Location	: Old Audi	itorium					
	Water Pen	etration, E.	xtent : Moderate, A	lrea Affe	ected : 20%			
	Location	: Old Audi	itorium					

Electrical	Curr	ent Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail I Total (Yea	Date Estimated Cost ars)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts							
Service Equipment							
Fused Disc Sw	100%		2027	\$41,000	5	\$600	
		on, Extent : Moderate, A	1rea Affe	ected : 100%			
	Location : Elec						
	Explanation : (One 800 Ampere Main L	Disconne	ct Switch			
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	1000/		2025	#22 100		# 12 100	
Automatic	100%		2025	\$23,400	1	\$43,100	
Generators	1000/		2022	#102.000		#54.2 00	
Diesel	100%	E 16 L	2023	\$183,900	1	\$54,200	
		on, Extent : Moderate, A	irea Affe	ected : 100%			
	Location: Gen						
D	Explanation : (One 120 Kilowatt					
Batteries	1000/		2021	¢1 (00	_	¢5 200	
Lead/Acid	100%		2021	\$1,600	5	\$5,200	

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

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

DEPT. OF HOMELESS SERVICES - 071 LIFE FAMILY CENTER

Asset #: 1954

Electrical	Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power						
Fuel Storage						
Main Tank	100%	2030	\$17,700	5	\$4,100	
	Other Observation, Extent:	Moderate, Area Affe	cted : 100%			
	Location: Basement					
	Explanation : No Nameple	ate Rating Capacity				
Lighting						
Interior Lighting						
Fluorescent	100%	2027	\$2,399,200	10	\$128,400	
	Other Observation, Extent .	Light, Area Affected	: 100%			
	Location : Throughout Th	e Building				
	Explanation: T-8 Lamps					
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	М	aintenance	
System Component Type	% of Fail Date Estimated Co Total (Years)	St Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
leating						
Energy Source						
Natural Gas	100%	2047	* *	1		
Conversion Equipment						
Steam Boiler	100%	2044	* *	1	\$138,600	
	Other Observation, Extent : Light, A	rea Affected :	100%			
	Location: Basement Boiler Room					
	Explanation: 3 Boilers					
Distribution						
Central Plant Steam	100%	2027	\$2,313,500	4	\$6,900	
Piping/Pmp						
Terminal Devices						
Convector/Radiator	95%	2025	\$695,200	1	\$43,000	
Unit Heater - Steam	5%	2022	\$24,400	4	\$1,000	
ir Conditioning						
Energy Source						
Electricity	100%	2035	* *	1		

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

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

DEPT. OF HOMELESS SERVICES - 071 LIFE FAMILY CENTER

Asset #: 1954

Mechanical		Current R	epair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment								
Window/Wall Unit	10%			2022	\$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		
			derate, Area Affe	cted : 15	%			
	Location	: Basement						
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	

Maintenance \$ are aggregated over a 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 : LINDEN ADULTS RESIDENCE / FORMER LINDEN GENERAL HOSPITAL

Address : 501 NEW LOTS AVENUE BTWN BRADFORD ST. - MILLER AVE.

Borough : BROOKLYN Agency's Number : N/A

Area Sq Ft : 22,218 Project Type : HOMELESS SERVICES

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

Areas Surveyed : Basement, Roof, Floors 1,2

Block : 3844 Lot : 1 BIN : 3085646

CAPITAL	FY 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

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



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

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

Asset #: 1971

Architecture	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date Es (Years)	timated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls	0.50/					_	055 400	
Masonry: Brick	95%	I :-l.4 /	1 1664-1	LIFE	* *	5	\$55,400	
		tent : Light, A : Along River	lrea Affected : . dala Avenue	0%0				
M T:		. Along Kiver	uute Avenue	LIEE	* *	-	Ф2 200	
Masonry: Limestone	5%			LIFE	* *	5	\$2,200	
Windows Aluminum	100%	0-2	¢50 100	2043	* *	5	\$6,800	
Aluminum			\$59,100 Light, Area Af			3	\$0,800	
	_	: Throughout	Ligiti, Area Aj	iccica . I	1370			
Parapets	<u> </u>	· · · · · · · · · · · · · · · · · · · ·						
Masonry: Brick	90%	4+	\$17,700	LIFE	* *	5	\$5,900	
J	Efflorescen	ice, Extent : M	Ioderate, Area		: 15%		4 - 9	
	Location	: Throughout	Interior Face					
Masonry: Limestone	5%			LIFE	* *	5	\$400	
Metal Rail	5%			2044	* *	5-10	\$5,900	
Roof								
Modified Bitumen	98%			2032	* *	10	\$19,800	
	Patching Evident, Extent: Moderate, Area Affected: 10%							
		: Throughout						
Skylight, Plastic	2%			2032	* *	1		
Interior								
Floors	100/					_	40.500	
Cast in Place Concrete	10%	0.0	#4.500	LIFE	**	5	\$9,600	
Ceramic Tile	5%	0-2	\$4,500 tent : Light, Arc	2030	\$44,600	5	\$1,100	
	_	rumbung, Ex : Throughout	ieni : Ligni, Arc	га Ајјеси	ea : 10%			
Quarry Tile	5%			2032	* *	5	\$3,300	
Terrazzo	5%			LIFE	* *	5	\$1,700	
Vinyl Tile	75%			2032	* *	3	\$12,400	
·	-	Evident, Exter : Corridors	nt : Moderate, 2	1rea Affe	ected : 100%			

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

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

Asset #: 1971

Architecture		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior								
Interior Walls								
Ceramic Tile	5%		\$6,000	2036	* *	5	\$1,000	
	_	0	Extent : Light, Are	ea Affecte	ed : 10%			
	Location	: Through	out					
Concrete Masonry Unit	5%	0-2	\$2,400	LIFE	* *	5	\$800	
	Cracking/	Crumbling,	Extent : Light, Are	ea Affecte	ed : 10%			
	Location	: Through	out					
Masonry: Brick	10%			LIFE	* *			
Marble Panels	5%		\$17,300	LIFE	* *			
	Cracking/		Extent : Light, Are	ea Affecte	ed : 10%			
	_	: Through	_	33				
		_	d, Extent : Light, A	rea Affec	ted : 10%			
		: Through	-	55				
Plaster	75%	0-2	\$26,100	LIFE	* *	5	\$9,400	
1 luster			Extent : Light, Are		ed · 10%	3	Ψ2,400	
	U	: Through	0 .					
Ceilings								
AcousTileSusp.Lay-In	30%			2032	* *	5	\$13,200	
Embossed Metal	5%		\$4,000	LIFE	* *	5	\$1,000	
Emoossed Wetar	_		xtent : Light, Area		10%	J	Ψ1,000	
	v	: Through	_	33				
Gypsum Board	15%			LIFE	* *	5	\$8,300	
Plaster	50%		\$30,200	LIFE	* *	5	\$13,800	
1 145001			Extent : Light, Are		ed : 5%	J	Ψ15,000	
	_	: Through	_	12,,, 0010				

lectrical	Current Repair	Futur	e Replacement	М	aintenance	
ystem Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nder 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2027	\$5,000	5	\$100	
	Other Observation, Extent: Moderate, 1	Area Affe	ected : 100%			
	Location : Electrical Room					
	Explanation: Two 200 Ampere Main	Disconne	ect Switches			
Switchgear / Switchboard						
Molded Case Bkrs	100%	2027	\$76,400	5	\$600	
Raceway						
Conduit	90%	2027	\$33,100	1		
Conduit	10%	2047	* *	1		
Panelboards						
Fused Disc Sw	10%	2026	\$3,100	5	\$100	
Molded Case Bkrs	20%	2043	* *	5	\$100	
Molded Case Bkrs	70%	2026	\$21,800	5	\$400	

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

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

Asset #: 1971

Electrical		Current Rep	air	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date Es (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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 R	eplacement	M	aintenance	
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Es	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Electricity	5%	2057	* *	1		
Natural Gas	95%	2047	* *	1		
Conversion Equipment						
Radiant Heater	5%	2032	* *	2	\$500	
	Other Observation, Extent: Ligh Location: Various Locations Explanation: Multiple Units	nt, Area Affected : 1	0%			
Steam Boiler	95%	2040	* *	1	\$20,900	
	Other Observation, Extent : Light Location : Basement Explanation : 2 Natural Gas F.		0%			
Distribution	-					
Central Plant Steam Piping/Pmp	100%	2037	* *	4	\$1,600	

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

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

Asset #: 1971

Mechanical	Current Repair		Futur	e Replacement	M		
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Terminal Devices				****			
Convector/Radiator	100%		2025	\$116,100	1	\$7,200	
		led Life, Extent : Moderate, A	rea Affect	ted : 100%			
	Location	: Throughout					
Air Conditioning							
Energy Source	1000/		2042	* *	1		
Electricity	100%		2043		1		
Conversion Equipment	50/		2022	* *	2	Ф100	
Exterior Pkg Unit -	5%		2032		2	\$100	
Cooling Window/Wall Unit	30%		2025	\$13,600	1		
No Component	65%		2023	\$13,000	1		
Terminal Devices	0370						
Fan Coil - 2 Pipe	5%		2032	* *	1	\$400	
No Component	95%		2032		1	\$ + 00	
Ventilation	7570						
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$12,400	
Exhaust Fans	10070					412 ,	
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	* *			
		ervation, Extent : Light, Area	Affected	: 100%			
		: Basement To 2nd Floor					
	Explanai	tion : One Unit					
Fire Suppression							
Sprinkler	1000/		2047	* *	1.2	¢6 200	
Generic	100%	ow Preventer, Extent : Light, 1	2047 Area Affa		1-2	\$6,200	
	IVO DUCKJIO	IVV I TEVETUET, EXIETT . LIGHT, I	чиси Ајје	CIEU . 100/0			

Maintenance \$ are aggregated over a 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



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

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

Asset # : 50

Architecture		Current I	Repair	Futu	re Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls	20/	N	\$27,000	2050	* *			
Alum/Vinyl Siding	Broken/Mi	-	\$27,000 eents, Extent : Seve Rwl, W Mount Ede			3		
Masonry: Brick	60%	0-2	\$36,900	LIFE	* *	5	\$58,600	
	Location	: Exterior	tent : Moderate, Ar Parapet Walls At . derate, Area Affect	Scuppers				
	Location	: W Moun	t Eden Avenue					
Window Wall	38%			2048	* *	5	\$139,200	
Windows								
Aluminum	_		\$15,500 ts, Extent : Modero r Common Room	2044 ate, Area	* * Affected : 1%	5	\$8,900	
	_		ked, Extent : Mode r Common Room	erate, Ar	ea Affected : 1%			
Parapets								
Concrete Masonry Unit	_		\$33,700 tent : Moderate, An out	LIFE rea Affec	* * ted : 5%	5	\$3,500	
Masonry: Brick	Diagonal		\$26,700 tent : Severe, Area st Stair Tower, Scu			5	\$900	
	Horizonta	l Cracks, E	xtent : Severe, Are st Stair Tower, Scu	a Affecte	ed : 3%			
			d, Extent : Modera st Stair Tower	te, Area .	Affected : 1%			
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			\$14,900 tent : Moderate, A por	2033 rea Affec	* * cted : 5%	3	\$31,600	
	Cracking/		Extent : Moderate	e, Area Ą	ffected : 5%			
		-	ent : Moderate, Are d Fifth Floor	ea Affecte	ed : 2%			

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

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

Asset #: 50

Architecture		Current Repair		Future Replacement		Maintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior							
Interior Walls							
Concrete Masonry Unit	30%		LIFE	* *	5	\$10,200	
	Water Pene	etration, Extent : Moderate, 2	Area Affe	ected : 5%			
	Location	: Bulkheads					
Glass: Single Pane	10%		LIFE	* *	5	\$6,400	
Gypsum Board	15%	0-2 \$1,100	LIFE	* *	5	\$7,700	
• •	Loose/Dela	m Surface, Extent : Moderat	e, Area A	Affected : 5%			
	Location	: First Floor					
	Recent Rep	air Evident, Extent : Light, A	lrea Affe	cted : 2%			
	Location	: First Floor					
Masonry: Brick	45%		LIFE	* *			
Ceilings							
AcousTileSusp.Lay-In	2%		2033	* *	5	\$2,000	
	Broken/Mis	ssing Elements, Extent : Mod	'erate, Ar	ea Affected : 1%			
	Location	: Kitchen, Not In Use					
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	* *			
		Rusting, Extent : Moderate, A	4rea Affe	ected : 85%			
	Location	: W Mt Eden Avenue					
Retaining Walls							
Cast in Place Concrete	100%		2048	* *			
Site Pavements							
Public Sidewalk				di di			
Cast in Place Concrete	100%		2033	* *			
On-Site Walkways	0.507		2022	عاد ماد			
Cast in Place Concrete	95%		2033	* *			
Pavers/Stone	5%		2031	* *			
Parking/Driveway	1000/	4.	2021	* *			
Asphalt	100%	4+ \$900	2031				
	_	Crumbling, Extent : Light, Ar	ea Affect	ea : 10%			
	Location	: Throughout					

Electrical	Current Repair	Future Replacement	N	laintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cos FY	t Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts					
Service Equipment					
Fused Disc Sw	100%	2038 *	* 5	\$300	
	Other Observation, Extent : Light, Area	a Affected : 100%			
	Location : Electrical Room				
	Explanation: Two 800 Ampere Main	Disconnect Switches			

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

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

Asset #: 50

Electrical	Current Rep	pair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date E Total (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts							
Switchgear / Switchboard							
Fused Disc Sw	100%		2038	* *	5	\$300	
Raceway	1000/		2020	* *			
Conduit	100%		2038	* *	1		
Panelboards Molded Case Bkrs	100%		2036	* *	5	\$1,700	
Wiring	10070		2030			\$1,700	
Thermoplastic	100%		2038	* *	1		
Motor Controllers	10070		2030				
Locally Mounted	100%		2033	* *	5	\$400	
Ground						4 100	
Grounding Devices							
Generic	100%		LIFE	* *	5	\$1,000	
	Other Observation, Exte		Affected	: 50%			
	Location: At Water Main						
	Explanation : Corrosi	on					
Stand-by Power							
Transfer Switches	1000/		2022	* *		#20.000	
Automatic	100%		2033	* *	1	\$20,000	
Generators Diesel	100%		2031	* *	1	\$25,200	
Diesei	Other Observation, Exte Location : Generator I Explanation : One 125	Room	Affected	: 100%	1	Ψ23,200	
Batteries	Emplementon : one 120	Time vent umpe.					
Lead/Acid	100%		2021	\$1,600	5	\$2,400	
Fuel Storage							
Day Tank	100%		2036	* *	5	\$12,100	
	Other Observation, Exte Location: Basement Explanation: One 250		Affected	: 100%			
Lighting	Explanation . One 230	Gallon Tunk					
Interior Lighting							
Fluorescent	35%		2028	\$389,900	10	\$20,900	
Incandescent	5%		2028	\$55,700	2	\$100	
LED	60%		2033	**	_	\$100	
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			
	Damaged Fixtures, Exte Location : Exterior Ca		Area Affe	cted : 100%			
No Component	80%						
Alarm	~ ~						

Alarm

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

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

Asset #: 50

Electrical	Curr	ent Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail I Total (Yea	Date Estimated Cost rs)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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 R	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimate Total (Years)	ed Cost Year Es	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating	•	•	•			•
Energy Source						
Electricity	1%	2048	* *	1		
Natural Gas	99%	2048	* *	1		
Conversion Equipment						
Hot Water Boiler	99%	2033	* *	1	\$31,800	
	Other Observation, Extent: Lig Location: Basement Explanation: 2 Units	rht, Area Affected : 1	00%			
Radiant Heater	1%	2028	\$11,200	2	\$300	
	Other Observation, Extent: Lig Location: 1st Floor Lounge Explanation: 2 Electric Unit		%			
Distribution						
Hot Wtr Piping/Pump	75%	2036	* *	4	\$2,400	
Hot Wtr Piping/Pump	25% Now \$2	4,700 2053	* *	4	\$800	
	Other Observation, Extent: Lig Location: Basement Explanation: 1 Of 4 Hot Wat	-				
Terminal Devices			_			
Convector/Radiator	98%	2033	* *	1	\$20,600	
Fan Coil Unit/Heat	2%	2028	\$19,000	1	\$400	
	Other Observation, Extent: Lig Location: Basement B14. 1st Explanation: 3 Units			ce Office	2	
Air Conditioning						
Energy Source						
Electricity	50%	2044	* *	1		
Natural Gas	50%	2048	* *	1		

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

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

Asset #: 50

Mechanical	Current	Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning Conversion Equipment Ext Pkg Unit - Heating/Cooling	30%	Future Course As	2033	**	2	\$1,200	
	Other Observation, Extent : Severe, Area Affected : 100% Location : 5th Floor.						
	Explanation : 4 Un Units Are Not Fund		e Not In S	ervice Because Th	hermosta	ts Controling The	
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	
	Unit Inoperable, Ext	ent : Severe, Area .	Affected :	100%			
	Location : Roof						
Plumbing	<u> </u>						
H/C Water Piping							
Galvanized Steel	100%		2041	* *	1		
HW Heat Exchanger							
Steam Fired	100%		2038	* *	4	\$9,600	
2		Extent : Light, Area		100%	-	4-,	
	Other Observation, Extent : Light, Area Affected : 100% Location : Basement						
	Explanation: Hear	Exchanger Built I	nto Boiler				
Sanitary Piping	1						
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping	10070						
Cast Iron	90%		LIFE	* *	1		
Cast Iron	10% Now	\$13,200	LIFE	* *	1		
cust from	Broken, Extent : Mo	·			•		
	Location: Outside Perimeter Of Building Back, Right And Left Side						
Sump Pump(s)		.,	<u> </u>	5 -5.20			
Non-Submersible	100%		2028	\$9,700	4	\$1,400	
Sewage Ejector(s)	10070		2020	\$7,700	<u> </u>	\$1,700	
Electric	100%		2028	\$18,300	4	\$2,600	
Vertical Transport	10070		2020	\$10,500	Т	\$2,000	
Elevators							
Hydraulic	100%		LIFE	* *			
Trydraunc	Other Observation, Extent : Moderate, Area Affected : 100%						
	Location : Basement To 5th Floor						
	Explanation: 1 Of		Service 1	lot Commissioned	,		
Fire Suppression	влушнинон . 1 Ој	2 Bievaiors Wol III	service, I	ioi Commissionea	•		
Fire Suppression Sprinkler							
Generic	100%		2048	* *	1-2	\$18,200	
Generic	100/0		2040	•	1-2	\$10,200	

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

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

DEPT. OF HOMELESS SERVICES - 071 MOUNT EDEN AVENUE SRO

Asset #: 50

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

No Component 99%

Generic 1% 2023 \$300 1-3

 $Other\ Observation,\ Extent:\ Light,\ Area\ Affected:\ 1\%$

Location: 1st Floor Kitchen Explanation: Not In Use kitchen Used As Storage.

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

Print Date: 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

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



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

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

Asset #: 3011

rchitecture		Current I	Repair	Futui	re Replacement	M	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior	•							
Exterior Walls								
Cast in Place Concrete	5%			LIFE	* *	5	\$39,900	
Masonry: Brick	45%			LIFE	* *	5	\$71,800	
		pair Evider 1 : Through	nt, Extent : Light, A out	lrea Affe	cted : 66%			
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	
		l Cracks, E 1 : Rear Yai	xtent : Light, Area rd	Affected	1:5%			
	_	Discoloring, 1 : Below W	Extent : Light, Ar indows	ea Affect	ted : 15%			
		racks, Exte 1 : Rear Yai	ent : Light, Area Af rd	fected : 3	5%			
Windows								
Aluminum	85%			2045	* *	5	\$32,000	
Metal Clad	5%		\$101,900 ts, Extent : Modera	2054	* *	5	\$5,900	
	Location	i : Stairs ted Finish,	Extent : Moderate,					
		Inefficient	, Extent : Moderate	e, Area A	Iffected : 50%			
Metal Louvers	5%			2038	* *	10	\$11,800	
Wood	5%	Now	\$16,500	2037	* *	5	\$9,400	
		ation, Exter i : Stairwell	nt : Moderate, Ared ls	a Affected	d : 25%			
		Inefficient : Stairwel	, Extent : Moderate ls	e, Area A	Iffected : 25%			
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	\$4,400	
		place Evide 1 : Through	ent, Extent : Light, out	Area Aff	fected : 100%			
Masonry: Brick	45%	-		LIFE	* *	5	\$5,100	
		place Evide 1 : Through	ent, Extent : Light, out	Area Aff	fected : 100%			
Masonry: Limestone	5%			LIFE	* *	5	\$700	
Metal Security Bars	5%			2057	* *		*	
Stucco Cement	40%		\$6,100	2042	* *	5	\$5,800	
	Horizonta		xtent : Light, Area		! : 5%		4-,	
	Vertical C		ent : Light, Area Af	fected : 3	5%			

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

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

Asset #: 3011

Architecture		Current F	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior								
Roof	0.50/			2027	* *	1.0	Ø46 100	
Modified Bitumen	95%	Entout : Lio	ht, Area Affected :	2037	* *	10	\$46,100	
	_	: Through	***	370				
Skylight, Metal/Glass	5%			2059	* *	10	\$8,100	
21.911.911.911.011.01.01.01	Recent Re		ent, Extent : Light, Throughout		ected : 100%	10	\$0,100	
nterior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	\$17,000	
Ceramic Tile		Now	\$125,500	2038	* *	5	\$15,500	
	-	Crumbling, : Through	Extent : Severe, A out	rea Affec	eted : 30%			
Quarry Tile	15%			2042	* *	5	\$35,000	
Vinyl Tile	20%			2029	\$275,400	3	\$11,700	
		ded, Extent : Through	: Light, Area Affed out	eted : 159	%			
Wood	40%			2044	* *	5	\$116,500	
	Worn/Ero	ded, Extent	: Light, Area Affec	ted: 159	%			
	Location	: Through	out					
Interior Walls								
Ceramic Tile	20%		\$205,200	2038	* *	5	\$35,700	
		Crumbling, : Through	Extent : Light, Ard out	ea Affecti	ed : 10%			
Concrete Masonry Unit	10%			LIFE	* *	5	\$14,300	
Gypsum Board	50%			LIFE	* *	5	\$107,000	
	-	pair Evider : Through	nt, Extent : Light, A out	rea Affe	cted : 5%			
Masonry: Fieldstone	5%			LIFE	* *			
Plaster	15%			LIFE	* *	5	\$16,000	
	Recent Re	pair Evider : Through	nt, Extent : Light, A out		cted : 5%	-	,	

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

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

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

Asset #: 3011

Architecture	Current Re	oair	Futur	e Replacement	M	aintenance		
System Component Type	% of Fail Date E Total (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior								
Ceilings								
Exposed Struc: Steel	5%		LIFE	* *				
Gypsum Board	75% Now	\$122,800	LIFE	* *	5	\$145,600		
	_	Cracking/Crumbling, Extent : Light, Area Affected : 10% Location : Throughout						
	Recent Repair Evident,	Extent : Light, Ar	ea Affe	cted : 5%				
	Location : Throughou	t						
	Water Penetration, Exte	ent : Light, Area A	Affected	: 10%				
	Location : Throughou							
Plaster	20% Now	\$21,300	LIFE	* *	5	\$19,400		
	Cracking/Crumbling, E. Location: Throughout		a Affecto	ed : 10%				
	Recent Repair Evident, Location: Throughout		ea Affe	cted : 5%				
	Water Penetration, Exte		Affected	. 10%				
	Location: Throughout	_	1990ства	. 10/0				
Site Enclosure								
Fence/Gates								
Iron Picket	100%		2064	* *				
Retaining Walls								
Cast in Place Concrete	100%		2064	* *				
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%		2042	* *				
	Cracking/Crumbling, E.	xtent : Light, Area	a Affecto	ed : 5%				
	Location : Throughou	t						
On-Site Walkways								
Cast in Place Concrete	100%		2042	* *				

ectrical	Current Repair	Future	Replacement	М	aintenance	
stem Component Type	% of Fail Date Estimated Cost Total (Years)	Year I FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
der 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2049	* *	5	\$400	
	Other Observation, Extent : Light, Area	Affected:	100%			
	Location : Electrical Room.					
	Explanation : Main Service Switch Ra	ted At 800	Amperes.			
Switchgear / Switchboard						
Fused Disc Sw	100%	2039	* *	5	\$400	
	Other Observation, Extent : Light, Area	Affected:	10%			
	Location : Electrical Room.					
	Explanation : Water Leak Into A Disc	onnect Swit	tch.			
Raceway						
Conduit	100%	2039	* *	1		

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

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

Asset #: 3011

Electrical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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	4000/			•		_	4-0 0	
Locally Mounted	100%			2034	* *	5	\$700	
Ground								
Grounding Devices	1000/							
Not Accessible	100%							
Lighting								
Interior Lighting Fluorescent	900/	Now	\$1,423,000	2039	* *			
Fluorescent			\$1,423,000 Extent : Light, Area					
			xieni . Ligni, Area out The Building	Ајјестец	. 100/0			
		_	-	luorescer	nt Lamp. Obsolete	Firtures	Not Providing	
		ron . Lamp e Illuminati		uorescer	ii Lump. Oosoicie i	i ixiiii es,	1101 1 Toriumg	
Fluorescent	15%			2034	* *	10	\$14,300	
Tuorescent		And Fixtu	res, Extent : Light,		fected : 100%	10	Ψ11,500	
	-		out Building.					
Incandescent	5%	0-2	\$88,900	2039	* *	2	\$100	
meandescent	_		stent : Light, Area .		· 100%	2	\$100	
			out Building.	1)) = = = = = = = = = = = = = = = = = =	. 100/0			
Egress Lighting								
Emergency, Service	50%			2024	\$26,600	1		
Exit, Service	50%			2024	\$18,000	1		
Exterior Lighting					4-0,000			
HID	100%	0-2	\$408,600	2039	* *			
	Obsolete l	Fixtures, Ex	ctent : Light, Area	Affected	: 100%			
	Location	: Building	Perimeter.					
Alarm								
Security System								
No Component	30%							
Generic	70%			2029	\$229,100	1	\$27,100	
	Other Obs	ervation, E	Extent : Light, Area	Affected	! : 100%			
	Location	: Through	out The Building.					
	Explana	tion : CCT	V Surveillance Syst	em.				
Fire/Smoke Detection								
No Component	40%							
Generic, Analog	60%	0-2	\$672,400	2039	* *	1-3	\$34,900	
			xtent : Light, Area	Affected	! : 100%			
		_	out Building.					
			Obsolete Fire Alar	m Systen	ı Does Not Provide	e Devices	To Properly	
	Cover A	l Areas.						

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

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

Asset #: 3011

Mechanical	Current Repair	Future	uture Replacement		Maintenance	
System Component Type	% of Fail Date Estim Total (Years)	ated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source	1000/	2040	* *	1		
Natural Gas	100%	2049	* *	1		
Conversion Equipment Steam Boiler	100%	2042	* *	1	\$102,800	
Steam Boner	Other Observation, Extent:		: 100%	1	\$102,000	
	Location: Boiler Room					
	Explanation: 1 Unit					
Distribution	1000/	• • • •	at at		0-100	
Central Plant Steam	100%	2039	* *	4	\$5,100	
Piping/Pmp Terminal Devices						
Convector/Radiator	100%	2034	* *	1	\$33,500	
Air Conditioning	10070	2031			\$55,500	
Energy Source						
Electricity	100%	2037	* *	1		
Conversion Equipment						
Interior Pkg Unit -	5%	2027	\$189,500	2	\$300	
Cooling Window/Wall Unit	5%	2024	\$10,600	1		
No Component	90%	2024	\$10,600	1		
Ventilation Ventilation	7070					
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	10070	2034		1		
Steam Fired	100%	2049	* *	4	\$15,400	
	Other Observation, Extent:		: 100%		, , , , ,	
	Location: Boiler Room					
	Explanation: Heat Exchan	ger In Boiler				
Sanitary Piping	1000/	TIPP	* *	1		
Cast Iron	100%	LIFE	* * *	1		
Storm Drain Piping Cast Iron	100%	LIFE	* *	1		
Sump Pump(s)	10070	LIFE		1		
Non-Submersible	100%	2029	\$15,500	4	\$3,300	
Backflow Preventer			,- 30	•	4-,	
No Component	50%					
Generic	50%	2034	* *	1	\$3,200	
Fixtures	1000/					
Generic	100%					

Fire Suppression

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

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

DEPT. OF HOMELESS SERVICES - 071 NELSON AVE FAMILY RESIDENCE

Asset #: 3011

Mechanical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Fire Suppression Sprinkler				
No Component	50%			
Generic	50%	2039 **	1-2 \$14,500	

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

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

Print Date: 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



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

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

DEPT. OF HOMELESS SERVICES - 071 NEW PROVIDENCE

Asset #: 4442

Architecture		Current	Repair	Futu	re Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls						_	***	
Masonry: Brick	95%			LIFE	* *	5	\$90,400	
Masonry: Limestone	5%			LIFE	* *	5	\$3,600	
Windows	0.50/			2045	* *	-	#21.700	
Aluminum	95%	0.2	Ф.C2 200	2045	**	5	\$21,700	
Steel	5%	0-2	\$62,200 Extent : Moderate,	2054		5	\$7,100	
	Location		Extent . Moderate,	Агеи Ај	jeciea . 50/0			
			, Extent : Moderate	Area A	ffected : 50%			
	Location		, Exieni . Moderaie	, 111 cu 11	gjecieu . 5070			
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%	3.7	#10.000	2042	* *	5	\$6,300	
Quarry Tile	_		\$18,900 Extent : Moderate	2042 , Area Ą		5	\$2,400	
Vinyl Tile	25%	Now	\$69,700	2034	* *	3	\$5,900	
,	Cracking/	Crumbling,	Extent : Moderate Lobbies And Corr	, Area Ą	ffected : 40%		¥ = %	
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	1000/			2020	ale ale			
Chain Link	100%			2039	* *			
Site Pavements								
Public Sidewalk Cast in Place Concrete	100%			2034	* *			
Note: All component renairs \$ estim		1 - 11						

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

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

DEPT. OF HOMELESS SERVICES - 071 NEW PROVIDENCE

Asset #: 4442

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

Site Pavements

On-Site Walkways

Cast in Place Concrete 100% 4+ \$900 2042 **

Cracking/Crumbling, Extent: Moderate, Area Affected: 10%

Location: Rear Concrete Yard

Electrical	Current Repair	Future Re	Future Replacement		Future Replacement Maintenance		aintenance		
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Est	timated Cost	Cycle (Yrs)	Estimated Cost	Priority			
Under 600 Volts									
Service Equipment Fused Disc Sw	100% Other Observation, Extent : Ligh Location : Electrical Room Explanation : 2- Main Service I			5 Amperes	\$200 Each.				
Switchgear / Switchboard	•								
Fused Disc Sw	30% Other Observation, Extent: Ligh Location: Electrical Room Explanation: 1- Vertical Sectio		* *	5	\$100				
Fused Disc Sw	30% Other Observation, Extent: Ligh Location: Electrical Room Explanation: 1- Vertical Sectio		\$30,600	5	\$100				
Molded Case Bkrs	40% Other Observation, Extent: Ligh Location: Electrical Room Explanation: 1- Vertical Sectio		**	5	\$400				
Raceway	•								
Conduit	80%	2039	* *	1					
Conduit	20%	2029	\$10,700	1					
Panelboards									
Fused Disc Sw	10%	2037	* *	5	\$100				
Molded Case Bkrs	90%	2037	* *	5	\$1,000				
Wiring Thermoplastic	100%	2039	* *	1					
Motor Controllers Locally Mounted	100%	2034	* *	5	\$300				
Ground					\$200				
Grounding Devices Not Accessible	100%								
Lighting									
Interior Lighting	000/	2020	Φ 710 (00	10	#20.10 0				
Fluorescent	99% T-8 Lamps And Fixtures, Extent : Location : Throughout The Buil		\$712,600 ed: 100%	10	\$38,100				
LED	1%	2037	* *						
	±,,,	2007							

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

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

DEPT. OF HOMELESS SERVICES - 071 NEW PROVIDENCE

Asset #: 4442

Electrical	Current Repa	ir Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date Est Total (Years)	imated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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	
	Compact Fluorescent Lig	ht, Extent : Light, Area	Affected: 100%			
	Location: Front And Co	ourtyard				
No Component	70%					
Alarm						
Security System						
No Component	70%					
Generic	30%	2037	* *	1	\$4,700	
	Other Observation, Exten	t : Light, Area Affected	! : 100%			
	Location : Hallways And	d Courtyard				
	Explanation: CCTV Sur	rveillance Cameras				
Fire/Smoke Detection						
No Component	70%					
Generic, Digital	30%	2029	\$136,000	1-3	\$7,800	
_	Other Observation, Exten	t : Light, Area Affected	! : 100%			
	Location : Hallways, Co	afeteria And Basement				
	Explanation : Strobe Lig	ghts, Manual Pull Stati	ons, Alarm Bells, S	moke De	tectors And Horns	

Mechanical	Current Repair	Future	Replacement	М	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Natural Gas	100%	2039	* *	1		
Conversion Equipment						
Steam Boiler	100%	2034	* *	1	\$41,600	
	Other Observation, Extent : Light, Are	a Affected .	: 100%			
	Location : Boiler Room					
	Explanation: 1 Unit					
Distribution						
Central Plant Steam	100%	2039	* *	4	\$2,100	
Piping/Pmp						
Terminal Devices						
Air Handler	20%	2029	\$115,300	1	\$5,200	
Convector/Radiator	80%	2034	* *	1	\$10,900	
Air Conditioning						
Energy Source						
Electricity	100%	2037	* *	1		
Conversion Equipment						
Window/Wall Unit	60%	2024	\$51,300	1		
No Component	40%					
Ventilation						

Ventilation

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

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

DEPT. OF HOMELESS SERVICES - 071 NEW PROVIDENCE

Asset #: 4442

Mechanical	Current Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date Estima Total (Years)	ted Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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	
	Other Observation, Extent : L	Light, Area Affected	: 100%			
	Location: Boiler Room					
	Explanation: 2 Units					
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping						
Cast Iron	90%	LIFE	* *	1		
Plastic/PVC	10%	2042	* *	1		
Sump Pump(s)						
Non-Submersible	100%	2029	\$6,300	4	\$1,300	
Backflow Preventer						
Generic	100%	2034	* *	1	\$2,600	
Fixtures						
Generic	100%					
Vertical Transport						
Elevators						
Hydraulic	100%	LIFE	* *			
	Other Observation, Extent : L	0				
	Location: 1 Unit From Bas	ement To 6th Floor	, 1 Unit From Bas	ement To	o 5th Floor	
	Explanation: 2 Units					
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

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

Total	\$239,300	\$142,900	\$112,900	\$76,000
Importance Code C	\$52,400			
Importance Code B	\$103,900	\$110,800	\$90,600	\$53,600
Importance Code A	\$83,000	\$32,100	\$22,400	\$22,400
Total	\$239,300	\$142,900	\$112,900	\$76,000
Mechanical	\$51,700	\$88,900	\$95,100	\$45,400
Electrical	\$17,700	\$46,700	\$17,800	\$17,800
Interior Architecture	\$86,800			\$12,800
Exterior Architecture	\$83,000	\$7,400		
EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024



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

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

Asset #: 1975

rchitecture	Current Repair	Future Replacement	M	laintenance	
ystem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
kterior					
Exterior Walls					
Cast Stone/Terra Cotta	5% Now \$144,400 Cracking/Crumbling, Extent: Severe, A Location: Throughout Jnt Mortar Miss/Erod, Extent: Light, A Location: Throughout		5	\$38,200	1
Masonry: Brick	90% Now \$831,000 Cracking/Crumbling, Extent: Moderat Location: Throughout Water Penetration, Extent: Moderate, Location: Throughout		5	\$88,100	
Masonry: Sandstone	5% Now \$21,900 Int Mortar Miss/Erod, Extent: Light, A Location: Throughout	LIFE ** Area Affected : 10%	5	\$3,700	
Windows		2042 **			
Aluminum	95% Now \$464,600 Air Infiltration, Extent: Light, Area Aff Location: Throughout Ctrwt/Balnc Not Funct, Extent: Light, Location: Throughout	2045 Fected : 10%	5	\$13,300	
Metal Louvers	5% Now \$4,400 Corrosion/Rusting, Extent : Light, Area Location : Throughout	2036 ** a Affected : 10%			
Parapets					
Cast Stone/Terra Cotta	2% Now \$12,000 Cracking/Crumbling, Extent : Light, An Location : Throughout	LIFE ** rea Affected : 30%	5	\$3,500	
Copper/Terne	2% Now \$12,200 Broken/Missing Elements, Extent: Light Location: Throughout Cracking/Crumbling, Extent: Light, And Location: Throughout		5	\$1,100	
Masonry: Brick	90% Now \$368,000 Cracking/Crumbling, Extent: Light, An Location: Throughout	LIFE ** rea Affected : 10%	5	\$20,400	
Masonry: Granite	3% Now \$16,200 Jnt Mortar Miss/Erod, Extent: Light, A Location: Throughout	LIFE ** Area Affected : 10%	5	\$900	
Metal Panel	3% Now \$16,400 Deformed/Dented, Extent: Moderate, A Location: Throughout	2037 ** Area Affected : 30%	5	\$1,300	

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

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

Asset #: 1975

Architecture	Current Repair	r Futui	e Replacement	М	aintenance	
System Component Type	% of Fail Date Estin Total (Years)	mated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior						
Roof						
Asphalt Shingle	50% Now Cracking/Crumbling, Exter Location: Throughout Water Penetration, Extent Location: Throughout		-			
Metal Panel	7% Now Deformed/Dented, Extent : Location : Throughout	\$60,600 2032 Moderate, Area Affec	* * cted : 30%			
Modified Bitumen	35% Now Gut/DS Non Func/Miss, Ex Location: Throughout Water Penetration, Extent Location: Throughout					
Single Ply Membrane	3%	2032	* *	10	\$7,400	
Skylight, Metal/Glass	5% Now Deformed/Dented, Extent : Location : Throughout	\$189,100 2037 Light, Area Affected	* *			
nterior						
Floors Cast in Place Concrete	50% 0-2 Cracking/Crumbling, Exter Location : Throughout	\$92,400 LIFE nt : Light, Area Affect	* * ed : 10%	5	\$372,800	
Ceramic Tile	10% 0-2 Cracking/Crumbling, Exter Location : Throughout	\$34,400 2030 nt : Light, Area Affect	\$688,600 ed : 10%	5	\$17,000	
Vinyl Tile	30% Now Adhesion Failure, Extent: Location: Throughout Broken/Missing Elements, Location: Throughout			3	\$38,300	
Wood	10% Now Broken/Missing Elements, Location: Second And Th Dry Rot/Decay, Extent: Mo Location: Second And Th Split/Cracked, Extent: Mo Location: Second And Th	hird Floors oderate, Area Affecte hird Floors derate, Area Affected	d : 25%	5	\$32,000	

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

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

Asset #: 1975

Architecture	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
nterior				
Interior Walls Ceramic Tile	10% Now \$109,800 Cracking/Crumbling, Extent: Light, Are Location: Throughout	2030 \$549,000 ea Affected : 20%	5 \$9,500	
Concrete Masonry Unit	15% 0-2 \$66,300 Cracking/Crumbling, Extent : Light, Are Location : Throughout	LIFE ** ea Affected : 10%	5 \$11,400	
Gypsum Board	15% Now \$24,700 Cracking/Crumbling, Extent : Moderate Location : Throughout	LIFE ** c, Area Affected : 10%	5 \$17,200	
Masonry: Brick	10% Now \$232,700 Cracking/Crumbling, Extent: Moderate Location: Throughout Water Penetration, Extent: Moderate, A Location: Throughout			
Plaster	45% Now \$287,300 Cracking/Crumbling, Extent: Moderate Location: Throughout Paint Peeling, Extent: Moderate, Area Location: Throughout		5 \$25,800	
Wood	5% 0-2 \$27,700 Deteriorated Finish, Extent: Light, Are Location: Throughout	LIFE ** a Affected : 10%	5 \$38,200	
Ceilings				
Exposed Struc: Steel	40% Now \$2,994,800 Water Penetration, Extent: Light, Area Location: Throughout	LIFE ** Affected: 10%		
Exposed Struc: Wood	40% Now \$446,400 Water Penetration, Extent : Light, Area Location : Throughout	LIFE ** Affected: 10%		
Plaster	20% Now \$466,600 Broken/Missing Elements, Extent: Mod Location: Throughout Water Penetration, Extent: Moderate, A Location: Throughout		5 \$42,600	

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

Under 600 Volts

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

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

Asset #: 1975

Electrical	Current Repair	Future Replacement		placement Maintenance			
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Under 600 Volts							
Service Equipment							
Fused Disc Sw	25%	2027	\$20,500	5	\$200		
	Other Observation, Extent : Moderate, . Location : Electrical Room	-					
	Explanation: One 600 Ampere Main						
Molded Case Bkrs	50% Other Observation, Extent: Moderate, Location: Electrical Room	2027 Area Affe	\$41,000 fected : 100%	5	\$3,000		
	Explanation: Two 600 Ampere Main	Disconne	ect Switches				
Molded Case Bkrs	25% Other Observation, Extent: Moderate, Location: Electrical Room	-		5	\$1,500		
	Explanation: One 400 Ampere Main	Disconne	ect Switch				
Switchgear / Switchboard				_			
Fused Disc Sw	75%	2027	\$267,500	5	\$700		
Molded Case Bkrs	25%	2027	\$89,200	5	\$1,500		
Raceway	1000/		* * * * * = * * *				
Conduit	100%	2027	\$406,700	1			
Panelboards	100/	2026	ф 2	_	φ 		
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 Insulation Aged, Extent : Moderate, Are Location : Throughout The Building	2052 ea Affecte	* * ed : 100%	1			
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 Not in Service, Extent : Severe, Area Af Location : Generator Room	2042 Fected : I	* *	1	\$78,700		
	Other Observation, Extent : Severe, Are Location : Generator Room Explanation : One 100 Kilowatt	ea Affecte	ed : 100%				
Batteries	at.						
Lead/Acid	100%	2021	\$1,600	5	\$8,400		

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

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

Asset #: 1975

Electrical	Current Repair	Current Repair Future Replacement Maintenance							
System Component Type	% of Fail Date Estim Total (Years)	ated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority			
Stand-by Power									
Fuel Storage									
Main Tank	100%	2030	\$28,500	5	\$6,600				
	Other Observation, Extent:	Moderate, Area Aff	ected : 100%						
	Location: Basement								
	Explanation: One 275 Gal	llon							
Lighting									
Interior Lighting	0.70/	2025	di di	4.0	44=4000				
Fluorescent	85%	2035	**	10	\$176,000				
	Other Observation, Extent: Light, Area Affected: 100%								
	Location: Throughout The	Building							
	Explanation: T-8 Lamps								
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 Rep	oair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date E (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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	
	Corroded,	Extent : Mod	erate, Area Affe	cted : 20	%			
	Location	: Boilers						
	Other Obs	ervation, Exte	nt : Light, Area	Affected	! : 40%			
	Location	: Boiler Room	n					
	Explanat	ion: 2 Units						

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

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

Asset #: 1975

Mechanical	Current Repair		Futur	e Replacement	M		
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Distribution Central Plant Steam Piping/Pmp	100% Now	\$373,100	2037	* *	4	\$11,100	
r iping r inp	Steam Traps Faulty, Location : Through		ea Affecto	ed : 15%			
Terminal Devices							
Air Handler	40% Now Unit Inoperable, Ext Location: Baseme		2027 Affected :	\$1,239,900 20%	1	\$50,300	
Convector/Radiator	60% Now Damaged, Extent: M Location: Through		2032 ected : 109	**	1	\$39,400	
Air Conditioning							
Conversion Equipment Exterior Pkg Unit - Cooling	15%		2037	* *	2	\$2,100	
Coomig	Recent Installation,	Extent : Light, Area	ı Affected	: 100%			
	Location : To Serve						
	Other Observation, I	Extent : Light, Area	Affected	: 100%			
	Location : Roof						
No Common and	Explanation: Under 85%	er Construction					
No Component Distribution	85%						
Ductwork/Diffusers	15%		LIFE	* *	2	\$44,100	
No Component	85%		LIIL		2	\$77,100	
Ventilation	0070						
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$125,900	
Exhaust Fans Interior	60% Now Not in Service, Exter	\$94,100 nt : Severe, Area Af	2027 Fected : 2	\$470,600	2	\$3,300	
	Location : Through						
Roof	40%		2027	\$146,400	2	\$2,800	
Plumbing							
H/C Water Piping Galvanized Steel	100% Now Corroded, Extent: M Location: Through		2032 ected : 159	**	1		
Water Heater							
Gas Fired	40%		2027	\$53,800	2	\$1,300	
Gas Fired	60%		2026	\$80,700	2	\$2,000	
HW Heat Exchanger	1000/		2027	¢251 100	<u> </u>	¢22.200	
Steam Fired	100%		2027	\$351,100	4	\$22,300	

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

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

DEPT. OF HOMELESS SERVICES - 071 PAMOJA HOUSE

Asset #: 1975

Mechanical	chanical Current Repair Future Replaceme		Replacement	acement Maintenance			
System Component Type		ail Date Estimated Cos Years)	t Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing							
Sanitary Piping							
Cast Iron	100% I	Now \$161,300	LIFE	* *	1		
	Blockage /Cl	logged, Extent : Moderate	e, Area Affe	cted : 15%			
	Location : I	Basement					
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		
Sump Pump(s)							
Non-Submersible	100%	Now \$33,600	2037	* *	4	\$4,800	
	Unit Inopera	ble, Extent : Severe, Area	a Affected :	100%			
	Location : I	Basement					
Fixtures							
Generic	100%						
	Obsolete Fixi	tures, Extent : Severe, Ar	ea Affected	: 100%			
	Location : T	Throughout					
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	

Maintenance \$ are aggregated over a 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



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

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

Asset #: 4453

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls	200/				ate ate	_	#12 < 000	
Masonry: Brick	90%			LIFE	* *	5	\$136,900	
Masonry: Brick	3% Other Obs	amation E	Extent : Moderate,	LIFE		5	\$4,600	
			Yall Facing Roof	<i>Агеи Ајје</i>	сией . 100/0			
			o Over Brick					
Masonry: Sandstone	7%			LIFE	* *	5	\$8,000	
Windows	770			- LII L			ψο,σσσ	
Aluminum	100%	Now	\$103,800	2042	* *	5	\$10,900	
	Ctrwt/Balr	ıc Not Fun	ct, Extent : Light,	Area Affe	cted : 20%			
	Location	: Through	out					
Parapets								
Copper/Terne	10%			2061	* *	5	\$40,500	
Masonry: Brick		Now	\$466,600	LIFE	* *	5	\$71,200	
	_	Crumbling, : Through	Extent : Light, Ar out	ea Affecti	ed : 10%			
Pre-Cast Concrete	5%			LIFE	* *	5	\$26,400	
Roof								
Asphalt Shingle	Water Pen	Now etration, E : Through	\$231,700 extent : Moderate, out	2035 Area Affe	* * cted : 20%			
Copper/Terne	Water Pen	Now etration, E : Through	\$56,600 xtent : Moderate, out	2054 Area Affe	* * cted : 20%			
Modified Bitumen	5%	Now	\$57,200	2031	* *			
		etration, E : Through	xtent : Moderate, . out	Area Affe	cted : 20%			
Single Ply Membrane	5%			2031	* *	10	\$18,600	
Skylight, Metal/Glass	5%	Now	\$311,100	2046	* *			
		etration, E : Through	xtent : Light, Area out	Affected	: 10%			
Interior								
Floors								
Ceramic Tile	5%			2035	* *	5	\$13,500	
Vinyl Tile	20%			2026	\$521,000	3	\$20,200	
Wood	20%			2029	\$2,020,800	5	\$101,200	
Not Accessible	55%							
Interior Walls	50/			2020	¢200 100	5	90.600	
Ceramic Tile	5% 10%			2029 LIFE	\$300,100	5	\$9,600 \$11,500	
Gypsum Board Plaster	10%			LIFE	* *	5 5	\$11,500 \$5,700	
				LIFE		J	\$5,700	
Not Accessible	75%							

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

Asset #: 4453

Architecture		Current Rep	air	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date Es (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileSusp.Lay-In	5%	Now	\$13,900	2031	* *	5	\$7,600	
	Water Pen	etration, Exte	nt : Moderate, A	lrea Affe	ected : 5%			
	Location	: Throughout						
Embossed Metal	1%			LIFE	* *	5	\$1,400	
Plaster	19%	Now	\$86,000	LIFE	* *	5	\$36,100	
	Cracking/	Crumbling, Ex	tent : Moderate	, Area A	ffected : 10%			
	Location	: Throughout						
Not Accessible	75%							

ectrical		Current R	Repair	Futur	e Replacement	M		
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
der 600 Volts								
Service Equipment								
Fused Disc Sw	25%			2026	\$1,100	5	\$200	
	Other Obse	ervation, E	xtent : Moderate, A	Area Affe	ected : 100%			
	Location	: Electrica	l Room					
	Explanat	ion : One 4	100 Amperes And O	One 200 .	Amperes Main Disc	connect L	Switch	
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		
	Insulation .	Aged, Exte	nt : Moderate, Are	a Affecte	ed : 100%			
	Location	: Througho	out The Building					
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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Asset #: 4453

Electrical	Current Repair	Futur	e Replacement	nt Maintenance		
System Component Type	% of Fail Date Estimated C Total (Years)	ost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground						
Grounding Devices				_		
Generic	100% 0-2 \$10,80		**	5	\$3,000	
	Other Observation, Extent: Modera Location: Water Main - Basemen		ctea : 100%			
	Explanation: Corroded	ι				
Lighting	Explanation . Corroaca					
Interior Lighting						
Fluorescent	2%	2031	* *	10	\$3,700	
	Other Observation, Extent : Moder	ate, Area Affe	cted : 100%			
	Location : Lobby					
	Explanation: Compact Fl					
Fluorescent	23%	2031	* *	10	\$42,500	
	Other Observation, Extent : Light, 2		: 100%			
	Location : Throughout The Buildi	ng				
	Explanation: T-8 Lamps					
Not Accessible	75%					
Egress Lighting						
Emergency, Service	15%	2031	* *	1		
Exit, Service	10%	2031	* *	1		
Not Accessible	75%					
Exterior Lighting						
HID	25%	2021	\$215,700	10	\$200	
No Component	75%					
Alarm						
Security System No Component	90%					
-		2026	\$69 100	1	\$7,500	
	10/0	2020	ΨΟΣ,100	1	Ψ1,500	
	75%					
		2031	* *	1-3	\$31,000	
Generic Fire/Smoke Detection Not Accessible Generic, Digital	75% 25%	2026	\$69,100 **	1-3		

Mechanical	Current Repair	Future Rep	lacement	M	aintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estin FY	nated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Heating							
Energy Source							
Interruptible Gas/Dual	100%	2046	* *	1			
Fuel							
	Other Observation, Extent : Light, Area	Affected: 1009	%				
	Location : Buried Under Sidewalk On	15th Street					
	Explanation: 1 4000 Gallon Tank						
Conversion Equipment							
Steam Boiler	100%	2039	* *	1	\$199,400		
	Other Observation, Extent: Light, Area Affected: 100%						
	Location: Boiler Room						
	Explanation : 2 Dual Fuel Steam Boile	ers					

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

Asset #: 4453

Mechanical		Current Repair	Futur	e Replacement	M		
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Distribution	2.50/		2026	#00 5 2 00		#2 5 00	
Central Plant Steam Piping/Pmp	25%		2026	\$905,300	4	\$3,700	
Fiping/Finp	On Extend	ed Life, Extent : Moderate, A	rea Affec	eted : 100%			
		: Throughout The D H S Sect					
Central Plant Steam	75%		2046	**	4	\$11,200	
Piping/Pmp	/370		2040		4	\$11,200	
Terminal Devices							
Air Handler	70%		2031	* *	1	\$87,100	
Convector/Radiator	30%		2024	\$343,700	1	\$19,500	
		ed Life, Extent : Moderate, A		· ·		¥ - 2 , 2	
		: Throughout The D H S Sec					
Air Conditioning							
Energy Source							
Electricity	100%		2042	* *	1		
Conversion Equipment							
Reciprocating	70%		2031	* *	1	\$65,400	
Compr/Chiller							
Window/Wall Unit	30%		2024	\$133,800	1		
Distribution	700/		2046	* *	4	Ø10 400	
CW & CHW Wtr	70%		2046	* *	4	\$10,400	
Pipe/Pump	200/						
No Component Terminal Devices	30%						
Air Handler/Cool/Ht	70%		2031	* *	1	\$87,100	
No Component	30%		2031		1	\$67,100	
Ventilation	3070						
Distribution							
Ductwork/Diffusers	80%		LIFE	* *	2-5	\$89,800	
No Component	20%				_ •	+02,000	
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		
		ed Life, Extent : Moderate, A					
	Location	: Throughout The D H S Sect	non Of T	ne Building			

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

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

DEPT. OF HOMELESS SERVICES - 071 PARK SLOPE ARMORY

Asset #: 4453

Mechanical	Current Repair	Future Replac	ement	M		
System Component Type	% of Fail Date Estimated Cos Total (Years)	st Year Estima FY	ted Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing						
Storm Drain Piping						
Cast Iron	100% 0-2 \$44,600) LIFE	* *	1		
	Blockage /Clogged, Extent: Severe, A	Area Affected : 50%				
	Location : Scuppers And Leaders O	00	uth Sides	Of The B	uilding	
	Other Observation, Extent : Light, Ar			-,		
	Location : Around The Perimeter O					
	·		- 1			
	Explanation : Aluminium Scuppers	Ana Leaaers Observ	еа			
Backflow Preventer						
Generic	100%	2031	* *	1	\$12,300	
Fixtures						
Generic	100%					
	Obsolete Fixtures, Extent : Severe, A	rea Affected : 100%				
	Location: Throughout	50				
Fire Suppression		•	•	•	•	
Sprinkler						
Generic	30%	2036	* *	1-2	\$16,900	
Generic	70%	2052	* *	1-2	\$39,500	

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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 : 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



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

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

Asset #: 1948

chitecture	Current Repair	Future Replacement	М	aintenance	
stem Component Type	% of Fail Date Estimated C Total (Years)	ost Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
erior					
Exterior Walls					
Masonry: Brick	66% 0-2 \$184,4 Graffiti, Extent : Moderate, Area Aj Location : E 142nd	ffected : 5%	5	\$58,600	
	Jnt Mortar Miss/Erod, Extent: Ligit Location: Throughout All Facade Caulking Deteriorated, Extent: Mo Location: Control Joints Through	es derate, Area Affected : 25%			
Pre-Cast Concrete	25%	LIFE **	5	\$72,200	
Window Wall	9%	2048 **	5	\$30,000	
Windows				-	
Aluminum	100% 0-2 \$336,70 Air Infiltration, Extent : Moderate, Location : Throughout	Area Affected : 50%	5	\$9,600	
	Caulking Deteriorated, Extent : Mo Location : Throughout	derate, Area Affected : 50%			
	Water Penetration, Extent : Modera Location : Throughout	ate, Area Affected : 30%			
Parapets Masonry: Brick	35% 0-2 \$9,30 Horizontal Cracks, Extent : Modera Location : South West Roof Caulking Deteriorated, Extent : Mo	ate, Area Affected : 5%	5	\$1,600	
	Location: Control Joints				
Metal Panel	10%	2048 **	5	\$1,700	
Metal Rail	35%	2041 **	5-10	\$28,000	
No Component	20%				
Roof Metal Panel	45% Deformed/Dented, Extent: Modera Location: South Roof Gutter Vegetation Growth, Extent: Moder Location: Center Roof, Gutter		10	\$53,000	
Modified Bitumen	55% Now \$49,99 Broken/Missing Elements, Extent: Location: Flashing - North East I Recent Repair Evident, Extent: Lig Location: Throughout	Moderate, Area Affected : 5% Roof And South East Roof Stair			
Soffits					
Cast in Place Concrete	100%	LIFE **	5	\$18,200	

Interior

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Asset #: 1948

Architecture		Current F	Repair	Futu	re Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors						_		
Ceramic Tile	30%		Φ.(4.200	2037	* *	5	\$31,100	
Vinyl Tile	70%		\$64,200	2033		3	\$27,200	
		issing Eiem : Through		eraie, Ai	rea Affected : 15%			
		_	ent, Extent : Light,	Area Afi	Sected · 25%			
		: Throuhg		11.00.11	20,00			
		_	tent : Moderate, A	rea Affe	cted : 2%			
			or Corridor	55				
	Worn/Ero	ded, Extent	: Light, Area Affec	cted : 50	%			
	Location	: Through	out					
Interior Walls								
Concrete Masonry Unit			\$6,500	LIFE	* *	5	\$5,700	
			xtent : Moderate, A	Area Affe	ected: 5%			
		: Stair I, J	, <i>G</i>					
Glass: Single Pane	3%			LIFE	* *	5	\$3,200	
Plaster	87%			LIFE	* *	5	\$36,900	
Ceilings	C00/	NI	¢22.000	LIEE	* *	_	¢70.200	
Gypsum Board		Now	\$33,000 Extent : Moderate	LIFE		5	\$78,300	
			id South Ends, Stai		jjeciea . 1570			
			xtent : Moderate, 2		ected : 15%			
			nd South Ends					
Plaster	40%			LIFE	* *	5	\$26,100	
Site Enclosure	1070						\$20,100	
Fence/Gates								
Chain Link	20%			2038	* *			
			xtent : Light, Area	Affected	! : 50%			
	Location	: Through	out					
Exposed Struc: Steel	80%			LIFE	* *			
		_	: Moderate, Area	00				
	Location	: Through	out, Galvanized St	eel Adhe.	sion Issues			
Retaining Walls								
Cast in Place Concrete	100%			2063	* *			
Site Pavements								
Public Sidewalk	1000/			2041	* *			
Cast in Place Concrete	100%			2041				
On-Site Walkways Cast in Place Concrete	100%	2-4	\$24,000	2041	* *			
Cast III Flace Collefete			\$24,000 Extent : Moderate					
	_	: Through		, 111 CU 11	1,100,000 . 1070			
		_	ent : Moderate, Ar	ea Affec	ted : 10%			
	11	: Through		00				

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

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

Asset #: 1948

Architecture	Current Repair		Future	Replacement	М	aintenance	
System Component Type	% of Fail Date Estin Total (Years)	nated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements							
Parking/Driveway							
Asphalt	100% 4+	\$1,300	2031	* *			
	Cracking/Crumbling, Exten	t : Light, Are	a Affecte	ed: 10%			
	Location : Throughout						
Activity Yard							
Rubber Matting	60% Now	\$5,600	2028	\$28,000			
	Broken/Missing Elements, E	Extent : Mode	erate, Are	ea Affected : 10%			
	Location : Throughout, M	issing Tiles					
	Tripping Hazard, Extent : M	Ioderate, Are	ea Affecte	ed : 10%			
	Location: Throughout						
Rubber Matting	40%		2023	\$18,700			

Electrical		Current Repair		Futur	e Replacement	M	Maintenance	
System Component Type	% of Total	Fail Date Est (Years)	imated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	70%			2038	* *	5	\$200	
	Other Obse	ervation, Exten	t : Light, Area	Affected	: 100%			
	Location	: Electrical Ro	om					
	Explanati	ion : Two 1200	Ampere Main	Disconn	ect Switches			
Fused Disc Sw	30%			2038	* *	5	\$100	
		Other Observation, Extent : Light, Area Affected : 100% Location : Electrical Room						
	Explanati	ion : One 1600	Ampere Main	Disconn	ect Switch			
Switchgear / Switchboard			_					
Fused Disc Sw	100%			2038	* *	5	\$300	
Raceway								
Conduit	100%	4+	\$2,100	2038	* *	1		
	Covers Mis	ssing, Extent : 1	Moderate, Are	a Affecte	d : 1%			
	Location	: Basement						
Panelboards								
Fused Disc Sw	5%			2036	* *	5	\$100	
Molded Case Bkrs	95%			2036	* *	5	\$1,700	
Wiring								
Thermoplastic	100%			2038	* *	1		
Motor Controllers								
Locally Mounted	100%			2033	* *	5	\$500	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$1,000	

Lighting

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

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

Asset #: 1948

Electrical	Current Repai	r Future	Future Replacement		Maintenance	
System Component Type	% of Fail Date Esti Total (Years)	mated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting						
Interior Lighting						
Fluorescent	10%	2028	\$115,500	10	\$6,200	
	T-8 Lamps And Fixtures, E	Extent : Light, Area Affe	ected : 100%			
	Location : 2nd Floor Caj	^c eteria				
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	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)		Estimated Cost		Estimated Cost	Priority
Heating							
Energy Source							
Natural Gas	100%		2048	* *	1		
Conversion Equipment							
Hot Water Boiler	100%		2041	* *	1	\$33,300	
	Other Obs	ervation, Extent : Light, Area	Affected	! : 100%			
	Location	: Basement					
	Explanat	ion : 2 Gas Fired Hot Water I	Boilers				
Distribution							
Hot Wtr Piping/Pump	100%		2044	* *	4	\$3,300	
Terminal Devices							
Air Handler	10%		2028	\$92,600	1	\$4,200	
Convector/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 -	10%		2026	\$140,000	2	\$400	
Heating/Cooling							
Split Unit	10%		2028	\$140,500			
Window/Wall Unit	50%		2023	\$68,600	1		
No Component	30%			. ,			

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

Asset #: 1948

Mechanical		Current F	Repair	Future Replacement		M	Maintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Distribution								
Ductwork/Diffusers	10%			LIFE	* *	2	\$8,800	
No Component	90%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$37,600	
Exhaust Fans								
Roof	95%			2033	* *	2	\$2,000	
Roof		Now	\$300	2038	* *	2	\$100	
	_		ent : Light, Area Af	fected : I	100%			
	Location .	Roof, Ex.	haust Fan 15					
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2048	* *	1		
	Other Obse	rvation, E	xtent : Light, Area	Affected	: 100%			
	Location .	: Basemen	t					
	Explanati	on : Boosi	ter Pump And Hot	Water St	orage Tank.			
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
	Other Obse	rvation, E	xtent : Light, Area	Affected	: 100%			
	Location .	: Basemen	t To 2nd Floor					
	Explanati	on : 1 Uni	it					
Fire Suppression	-	· · · · · · · · · · · · · · · · · · ·						
Sprinkler								
Generic	100%			2048	* *	1-2	\$18,900	
	No Backflo	w Prevent	er, Extent : Light, 2	Area Affe	ected : 100%			
	Location .	: Basemen	t					

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

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

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

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



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

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

DEPT. OF HOMELESS SERVICES - 071 PREVENTION ASSISTANCE AND TEMPORARY HOUSING

Asset #: 4448

Architecture	Current Repair Future Replacement			M				
System Component Type	% of Fail Date 1 Total (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		
	Other Observation, Ex		rea Affe	ected : 100%				
	Location: Throughout							
	Explanation: This Co	omponent Is Actua	lly Terr	ra- Cotta Panels.				
Metal Panel	10%		2053	* *	5-10	\$22,800		
Window Wall	5%		2053	* *	5	\$6,200		
Parapets								
Cast Stone/Terra Cotta	40%		LIFE	* *	5	\$9,600		
	Other Observation, Ex	-	Affected	: 100%				
	Location : Exterior Parapets							
	Explanation: This Co	omponent Is Actua	-					
Metal Panel	40%		2053	* *	5	\$4,800		
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Interior Fo							
	Explanation: This Co	omponent Is Actua	•	er Glass Panels.				
Metal Panel	5%		2053	* *	5	\$600		
Metal Rail	15%		2044	* *	5-10	\$8,400		
Roof								
IRMA/Protected	95%		2035	* *	10	\$27,200		
Membrane								
	Paver Block Ballast, Extent: Light, Area Affected: 2%							
	Location: Throughou			•				
	Water Penetration, Ext	-	Affected	: 2%				
	Location : Throughou	ıt						
Roll Roofing	5%		2028	\$6,200	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	50/		2026		-	Ø14.000		
Ceramic Tile	5%		2036	* *	5	\$14,800		
Concrete Masonry Unit	15%		LIFE	* *	5	\$17,800		
Fiberglass Panel	5%		LIFE	* *	-	Φ44 400		
Glass: Single Pane	20%		LIFE	* *	5	\$44,400		
Gypsum Board	55%		LIFE		5	\$97,600		
Ceilings	75%		2044	* *	5	¢07 100		
AcousTileSusp.Lay-In		ant : Light Avag			3	\$86,100		
	Water Penetration, Ext Location: Throughou	-	1јјестеа	. 5/0				
F 10			LIEE	* *		# 1 000		
Exposed Concrete	10%		LIFE	* *	5	\$1,800		
Exposed Struc: Steel	5%		LIFE	* *	-	¢14.400		
Gypsum Board	10%		LIFE	* *	5	\$14,400		

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

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

DEPT. OF HOMELESS SERVICES - 071 PREVENTION ASSISTANCE AND TEMPORARY HOUSING

Asset #: 4448

Electrical	Current Repair	rent Repair Future Replacement Maintenance		aintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated FY	Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts	•	•				
Service Equipment						
Molded Case Bkrs	100%	2053	* *	5	\$2,000	
Switchgear / Switchboard						
Molded Case Bkrs	100%	2053	* *	5	\$2,000	
Raceway						
Conduit	100%	2053	* *	1		
Panelboards	100/	2040	* *	-	#200	
Fused Disc Sw	10%	2049	* *	5	\$200	
Molded Case Bkrs	90%	2052		5	\$1,800	
Wiring Thermoplastic	100%	2053	* *	1		
Motor Controllers	10070	2033		1		
Locally Mounted	20%	2044	* *	5	\$100	
Variable Frequency	80%	2044	* *	3	Ψ100	
Drive	0070	20				
Ground						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$1,100	
Stand-by Power						
Generators						
Diesel	100%	2040	* *	1	\$29,700	
	Other Observation, Extent: Moderate	, Area Affected : 100%				
	Location: Generator Room Roof					
Batteries	Explanation: One 900 Kilowatts					
Lead/Acid	100%	2022 \$1	,600	5	\$2,800	
Fuel Storage	10070	2022 ψ1	,000		\$2,000	
Day Tank	50%	2049	* *	5	\$7,100	
Day Turne	Other Observation, Extent : Moderate			5	Ψ7,100	
	Location: Generator Room Roof	. 00				
	Explanation: One 275 Gallons					
Main Tank	50%	2062	* *	5	\$1,100	
	Other Observation, Extent : Moderate	, Area Affected : 100%			. ,	
	Location: Basement					
	Explanation: One 8000 Gallons					
Lighting						
Interior Lighting	200/					
Fluorescent	30%	2035	* *	10	\$21,100	
	Other Observation, Extent: Moderate	00				
	Location: Throughout The Building					
El .	Explanation: Compact Fluorescent		* *	1.0	Φ 40 2 02	
Fluorescent	70%	2035	ጥ ጥ	10	\$49,300	
	Other Observation, Extent: Light, Are Location: Throughout The Building					
	Explanation: T-5 Lamps					
	Espianation : 1-5 Lumps					

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

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

DEPT. OF HOMELESS SERVICES - 071 PREVENTION ASSISTANCE AND TEMPORARY HOUSING

Asset #: 4448

Electrical		Current Repair Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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	Current Repair		Future Replacement		Maintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Natural Gas	100%	2053	* *	1		
Conversion Equipment						
Hot Water Boiler	100%	2044	* *	1	\$37,900	
		ctent : Light, Area Affecte	d : 100%			
	Location: Penthous					
	Explanation: 3 Unit	S				
Distribution						
Hot Wtr Piping/Pump	100%	2049	* *	4	\$5,700	
Terminal Devices						
Air Handler	70%	2035	* *	1	\$33,200	
Convector/Radiator	30%	2044	* *	1	\$7,400	
Air Conditioning						
Energy Source						
Electricity	100%	2049	* *	1		
Conversion Equipment						
Int Pkg Unit -	100%	2031	* *	2	\$4,700	
Heating/Cooling						
	R-134a Refrigerant, Extent : Light, Area Affected : 100%					
	Location : AC Room					
Heat Rejection						
Water Cooling Tower	100% Now	\$5,700 2031	* *	2	\$61,800	
		nt : Severe, Area Affected	: 5%			
	Location : Bearing I	Defects				

Ventilation

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

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

DEPT. OF HOMELESS SERVICES - 071 PREVENTION ASSISTANCE AND TEMPORARY HOUSING

Asset #: 4448

Mechanical	Current Repai	r Future	Future Replacement		Maintenance	
System Component Type	% of Fail Date Esti Total (Years)	mated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation						
Distribution	1000/	LIDE	ماد ماد	2.5	4.2 000	
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$42,800	
Exhaust Fans	(00/	2025	* *	2	¢1 400	
Interior Roof	60% 40%	2035 2035	* *	2 2	\$1,400 \$900	
Plumbing	4070	2033			\$900	
H/C Water Piping						
Brass/Copper	100%	2053	* *	1		
Water Heater	10070	2000				
Gas Fired	100%	2026	\$45,700	2	\$1,100	
	Other Observation, Extent				, ,	
	Location: Penthouse					
	Explanation: 2 Units					
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		
Sump Pump(s)						
Non-Submersible	100%	2032	* *	4	\$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	* *			
	Other Observation, Extent		l : 90%			
	Location: Basement To 2	7th Floor, Penthouse				
	Explanation: 2 Units - R	epaired Frequently In .	Past 5 Months			
Hydraulic	10%	LIFE	* *			
	Other Observation, Extent		: 10%			
	Location: Basement To	lst Floor				
	Explanation: 1 Unit					
Fire Suppression						
Standpipe			_			
Generic	100%	2053	* *	1-5	\$38,700	
Sprinkler	1000/					
Generic	100%	2053	* *	1-2	\$21,500	
Fire Pump	1000/	• • • •	داد ملد		0.1.1.2 0.2	
Generic	100%	2040	* *	1	\$14,300	

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

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

Print Date: 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



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

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

Asset #: 4444

chitecture	Current Re	pair	Futur	e Replacement	M	aintenance			
stem Component Type	% of Fail Date E Total (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
erior									
Exterior Walls	100/			* *	_	#40 # = 00			
Cast Stone/Terra Cotta	10%	#1 045 500	LIFE	* *	5	\$192,700			
Masonry: Brick	90% Now	\$1,047,500	LIFE		5	\$111,000			
	Jnt Mortar Miss/Erod, Extent: Moderate, Area Affected: 25%								
	Location: Throughou		Castad.	50/					
	Patching Evident, Exter		јјестеа :	3%					
	Location : Throughout Sidewalk Shed in Use, Extent : Light, Area Affected : 50%								
	Location: Throughou	-	еи Ајјесі	iea . 50%					
	Water Penetration, Exte		Affacta	d · 15%					
	Location : Throughou		і Ајјесте	u . 15/0					
Windows	Location . Intoughou	•							
Aluminum	95% Now	\$114,900	2046	* *	5	\$13,200			
Aluminum	Broken/Missing Elemen Location: Throughou	ts, Extent : Mode		ea Affected : 25%	3	Ψ13,200			
	Ctrwt/Balnc Not Funct,		te. Area	Affected : 25%					
	Location : Throughou			00					
	Hardware Missing, Ext	ent : Moderate, A	lrea Affe	ected : 25%					
	Location : Throughou	t							
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	* *					
	Water Penetration, Exte		rea Affe	cted : 20%					
	Location : Throughou	t							
Metal Panel	10%		2043	* *	10	\$5,400			
Modified Bitumen	27%		2035	* *	10	\$8,000			
Roll Roofing	10%		2026	\$12,800	5	\$4,900			
Skylight, Metal/Glass	3% Now	\$68,500	2040	* *					
	Corrosion/Rusting, Exte Location : Stair Towe		rea Affe	cted : 20%					
	Water Penetration, Exte	ent · Moderate A	rea Affa	ctad · 25%					

Interior

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

Estimates are rounded to the nearest hundred dollars.

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

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

Asset #: 4444

Architecture		Current I	Repair	Futui	re Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior	•			•				
Floors								
Carpet	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%		\$170,800	LIFE	* *	1		
			nents, Extent : Mod	erate, Ai	rea Affected : 25%			
		: Basemer		1.00	1 500/			
			Extent : Severe, Are	a Affecte	ed: 30%			
		: Basemer						
Vinyl Tile		Now	\$49,100	2035	**	3	\$41,500	
		_	nents, Extent : Mod	erate, Ai	ea Affected : 10%			
		•	ents Throughout	, ,	CC 1 150/			
	_	_	Extent : Moderate	e, Area Ą	ffected: 15%			
		-	ents Throughout	1.00 . 1	1000/			
			t : Moderate, Area	Affected	: 100%			
	Location	i : Apartme	ents Throughout					
Interior Walls	50/	N	¢21 100	2022	* *	_	¢2.700	
Ceramic Tile		Now	\$21,100 Extent : Moderate	2033		5	\$3,700	
	_	_	, Extent . Moderate ms In Dormitories	e, Areu A	jjeciea . 1576			
C D 1			ms in Dormitories	LIDE	* *	5 10	Ф11 2 100	
Gypsum Board	45%			LIFE	* *	5-10	\$112,100	
Marble Panels	5%		¢110.400	LIFE	* *	10	\$2,900	
Plaster	45%		\$110,400 Extent : Severe, A	LIFE		5	\$19,800	
	_	_	r, Extent . Severe, A r, Basement, Apart					
			t : Light, Area Affe					
		-	ents Throughout	. 10	70			
			Extent : Severe, Are	a Affecte	od · 5%			
			ents Throughout	a Hyjeete	<i>a</i> . 570			
Ceilings		F						
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	
	Broken/M	issing Elem	ients, Extent : Seve	re, Area	Affected : 5%			
	Location	: Apartme	ents Throughout					
	Cracking/Crumbling, Extent: Severe, Area Affected: 10%							
	Location	: Basemer	nt, Apartments Thro	oughout				
	Water Per	etration, E	Extent : Severe, Are	a Affecte	ed : 5%			
	Location	: Apartme	ents Throughout					
ite Pavements								
Public Sidewalk								
Cast in Place Concrete	100%		\$3,000	2043	* *			
			Extent : Light, Are	ea Affect	ed : 15%			
	Location	: Through	out					

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

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

Asset #: 4444

Electrical	Current Repair Future Replacement		e Replacement	Maintenance				
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	80%			2030	\$30,900	5	\$400	
		servation, E 1 : Electrica	Extent : Light, Area	Affected	! : 100%			
				16	Di C	4-1 TI		
	Satisfact	ory Condit		•	ain Disconnect Swi			
Fused Disc Sw	20%			2040	* *	5	\$100	
	Other Obs	servation, E	Extent : Light, Area	Affected	! : 100%			
	Location	i : Electrico	ıl Room					
	-		•	Main Dis	sconnect Switch Fo	or Emerg	ency Systems. It Is	
0 1 1 /0 1 11 1	In Satisf	actory Con	dition.					
Switchgear / Switchboard	1000/			2040	* *	_	¢500	
Fused Disc Sw	100%			2040	~ ~	5	\$500	
Raceway	0.50/			2020	Φ150 500	1		
Conduit	95%			2030	\$150,500 * *	1		
Conduit	5%			2050	* *	1		
Panelboards	100/			2020	#12.5 00	_	#200	
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%		\$199,700	2055	* *	1		
			ent : Light, Area Aj	fected : 1	100%			
	Location	i : Through	out The Building					
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	
	Other Obs	servation, E	xtent : Light, Area	Affected	! : 100%			
	Location : Basement							
	Explana	tion : There	e Is Sign That The	Groundii	ng Has Been Refur	bished.		

Lighting

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

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

Asset #: 4444

Electrical	Current Repa	air Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Es Total (Years)	timated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting						
Interior Lighting						
Fluorescent	40%	2025	\$751,300	10	\$40,200	
	Other Observation, Exter	nt : Light, Area Affectea	! : 100%			
	Location : Throughout	The Building				
	Explanation: T-12 Lan	ıps				
Fluorescent	10%	2038	* *	10	\$10,100	
	Other Observation, Exter	nt : Light, Area Affected	! : 100%			
	Location: Corridor					
	Explanation: Fixtures	Are T-8 Lamps Type. Th	hey Are In Satisfact	tory Con	dition.	
Fluorescent	50%	2038	* *	10	\$50,300	
	Compact Fluorescent Lig	ght, Extent : Light, Area	Affected: 100%			
	Location : Throughout	The Building				
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 Repla	cement	M	aintenance	
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year Estima FY	ted Cost	Cycle (Yrs)	Estimated Cost	Priority
leating						
Energy Source						
Interruptible Gas/Dual Fuel	100%	2040	* *	1		
	Other Observation, Extent : Light, A	lrea Affected : 100%				
	Location: Basement					
	Explanation: 5,000 Gallon Oil Ta	nk				
Conversion Equipment						
Steam Boiler	100%	2035	* *	1	\$108,500	
	Other Observation, Extent : Light, A	lrea Affected : 100%				
	Location: Boiler Room					
	Explanation: 2 Units					
Distribution						
Central Plant Steam	100%	2040	* *	4	\$5,400	
Piping/Pmp						
Terminal Devices			•			
Convector/Radiator	100%	2035	* *	1	\$35,400	

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

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

Asset #: 4444

Mechanical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Energy Source								
Electricity	100%			2046	* *	1		
Conversion Equipment								
Split Unit	2%			2035	* *			
			xtent : Light, Area	Affected	! : 2%			
			r Roof Set Back	_				
		ion : Serve	s First Floor Wait					
Window/Wall Unit	20%			2028	\$44,600	1		
No Component	78%							
Ventilation								
Distribution	100/				di di		40 -00	
Ductwork/Diffusers	10%			LIFE	* *	2-5	\$9,700	
No Component	90%							
Exhaust Fans	1000/	3.7	0114 200	2020	#200 7 00	2	#2.7 00	
Interior	100%		\$114,200	2030	\$380,700	2	\$2,700	
		quipment, : Penthous	Extent : Severe, Ai	•еа Ајјес	tea : 100%			
1.	Location	. Peninous	ie – – – – – – – – – – – – – – – – – – –					
Plumbing								
H/C Water Piping Galvanized Steel	100%			2035	* *	1		
HW Heat Exchanger	10070			2033		1		
Steam Fired	100%			2040	* *	4	\$10,800	
Sanitary Piping	10070			2040			\$10,000	
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping	10070			LII L		•		
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)	10070							
Submersible	100%			2023	\$3,600	4	\$3,500	
Backflow Preventer					42,000		42,200	
Generic	100%			2035	* *	1	\$6,700	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
	Other Obs	ervation, E	xtent : Light, Area	Affected	! : 100%			
	Location	: 2 Units I	From Basement To	18th Flo	or, One Unit Fron	n 1st To	18th Floor	
	Explanat	ion : 3 Uni	ts					
Fire Suppression								
Standpipe								
Generic	100%			2040	* *	1-5	\$55,300	
Sprinkler								
No Component	80%							
Generic	20%			2040	* *	1-2	\$6,100	

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

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

DEPT. OF HOMELESS SERVICES - 071 REGENT FAMILY RESIDENCE

Asset #: 4444

Mechanical	Current Repair	Future Replacer	nent	M	laintenance	
System Component Type	% of Fail Date Estimated Co Total (Years)	st Year Estimated FY	l Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression						
Fire Pump						
Generic	100%	2039	* *	1	\$20,500	
	Other Observation, Extent: Light, A.	rea Affected : 100%				
	Location : On Roof.					
	Explanation : Installed Four Years	Ago				

Maintenance \$ are aggregated over a 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

Total	\$150,000	\$3,700	\$29,300	\$3,400
Importance Code C	\$17,500			
Importance Code B	\$59,800	\$2,900	\$17,100	\$2,600
Importance Code A	\$72,600	\$800	\$12,200	\$800
Total	\$150,000	\$3,700	\$29,300	\$3,400
Site Pavements	\$1,000			
Mechanical	\$8,400	\$2,500	\$12,400	\$1,500
Electrical	\$1,500	\$1,300	\$1,800	\$1,300
Interior Architecture	\$67,300		\$3,700	\$600
Exterior Architecture	\$71,800		\$11,300	
EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024



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

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

Asset #: 4456

Maintenance	
Estimated Cost	Priorit
4= <00	
\$7,600	
\$1,400	
\$22,700	
\$2,000	
00.000	
\$3,000	
\$2,100	
\$2,100	
\$6,400	
\$28,000	
Ψ20,000	
\$900	
\$3,000	
ψ3,000	
016.400	
\$16,400 \$600	
\$000	
\$7 500	
\$1,900	
\$9,400	

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

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

Asset #: 4456

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile		Now	\$2,600	2039	**	5	\$2,200	
		ssing Elem Stairweld:	nents, Extent : Mode l	erate, Ar	ea Affected : 5%			
Concrete Masonry Unit	10%			LIFE	* *	5	\$1,800	
Gypsum Board	45%			LIFE	* *	5-10	\$17,200	
	Cracking/0	Crumbling,	Extent : Moderate	, Area A	ffected : 5%			
	Location	: 4th Floo	r Apartments At Wi	indow H	eads			
	Water Pen	etration, E	xtent : Moderate, A	lrea Affe	ected : 5%			
	Location	: 4th Floo	r Apartments At Wi	ndow H	eads			
Masonry: Fieldstone	5%			LIFE	* *	10	\$400	
Plaster	20%			LIFE	* *	5-10	\$3,800	
Ceilings								
AcousTileSusp.Lay-In	20%	Now	\$800	2035	* *	5	\$2,500	
		ssing Elem : First Flo	nents, Extent : Mode por Office	erate, Ar	rea Affected : 5%			
Gypsum Board	70%			LIFE	* *	5-10	\$60,100	
Plaster	10%	Now	\$700	LIFE	* *	5	\$1,600	
		ssing Elem : Entry Ve	nents, Extent : Mode estibule	erate, Ar	rea Affected : 2%			
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2065	* *			
Retaining Walls								
Cast in Place Concrete	100%			2050	* *			
Site Pavements								
Public Sidewalk	1000/		44.000		* *			
Cast in Place Concrete		Now	\$1,000	2035				
	_	_	Extent : Moderate	, Area A	ffected : 2%			
0. 6'. 11. "	Location	: Dumont	Avenue Side					
On-Site Walkways	1000/			2025	* *			
Cast in Place Concrete	100%			2035	~ ^			
Activity Yard	650/			2025	* *			
Cast in Place Concrete	65% 35%			2035 2030	* *			
Rubber Matting	33%			2030				

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

Under 600 Volts

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

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

Asset #: 4456

Electrical		Current Repair Future Replac				aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts							
Service Equipment							
Fused Disc Sw	50%		2040	* *	5		
	Location	servation, Extent : Light, Area 1 : Electrical Room					
	Explana	tion : One 600 Ampere Main	Disconne	ect Switch For The	House.		
Fused Disc Sw	Location	servation, Extent : Light, Area n : Electrical Room			5		
	Explana	tion: One 200 Ampere Main	Disconne	ect Switch For Day	Care.		
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	70 /		2025	* *	1.0	Φ000	
Fluorescent	5%		2035		10	\$800	
	_	s And Fixtures, Extent : Light, 1 : Stairway, Hallway, Daycar					
LED	95%		2040	* *			
Egress Lighting							
Emergency, Battery	50%		2040	* *	10	\$2,100	
	Other Obs	servation, Extent : Light, Area	Affected	! : 100%			
	Location	ı : Throughout Building					
	Explana	tion : LED Lighting Fixtures .	Installed	In 2018			
Exit, Service	50%		2040	* *	1		
•	Other Obs	servation, Extent : Light, Area	Affected	! : 100%			
	Location: Throughout Building						
	Explana	tion : LED Lighting Fixtures .	Installed	In 2018			
Exterior Lighting		· · ·					
LED	100%		2040	* *			
	Other Obs	servation, Extent : Light, Area	Affected	! : 100%			
	Location	ı : Building Exterior					
		tion : LED Lighting Fixtures .	Installed	In 2018			

Alarm

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

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

Asset #: 4456

Electrical		Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Alarm							
Security System							
No Component	50%						
Generic	50%		2035	* *	1	\$3,200	
Fire/Smoke Detection							
Generic, Digital	100%		2035	* *	1-3	\$10,500	

Mechanical		Current Repair		Future Replacement		laintenance	
System Component Type	% of Total	Fail Date Estimated (Years)	Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating			•	•			
Energy Source							
Natural Gas	100%		2040	* *	1		
Conversion Equipment							
Hot Water Boiler	100%		2028	\$128,000	1	\$8,400	
	Other Obse	ervation, Extent : Ligh	t, Area Affected				
	Location	: Boiler Room					
	Explanati	ion : 4 Units Multi Te	тр				
Distribution							
Hot Wtr Piping/Pump	100%		2038	* *	4	\$1,300	
Terminal Devices							
Convector/Radiator	100%		2035	* *	1	\$5,500	
Air Conditioning							
Energy Source							
Electricity	100%		2038	* *	1		
Conversion Equipment							
Interior Pkg Unit -	15%		2024	\$93,100	2	\$200	
Cooling							
Window/Wall Unit	25%		2023	\$8,600	1		
No Component	60%						
Distribution							
Ductwork/Diffusers	15%		LIFE	* *	2	\$4,100	
No Component	85%						
/entilation							
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%		\$500 2025	\$10,100	2	\$200	
		nt, Extent : Moderate					
	Location	: Hot Water Storage	Tank In Basemer	ıt.			

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

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

Asset #: 4456

Mechanical	Current Repair Future Replacement Maintenance					
System Component Type	% of Fail Date 1 Total (Years)	Estimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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	

Maintenance \$ are aggregated over a 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 : 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

Total	\$102,800	\$3,200	\$28,000	\$3,100
Importance Code C	\$11,900			
Importance Code B	\$23,700	\$2,400	\$15,400	\$2,300
Importance Code A	\$67,200	\$800	\$12,600	\$800
Total	\$102,800	\$3,200	\$28,000	\$3,100
Mechanical	\$2,000	\$2,000	\$10,100	\$1,400
Electrical	\$1,400	\$1,200	\$1,700	\$1,200
Interior Architecture	\$32,900		\$4,400	\$500
Exterior Architecture	\$66,400		\$11,800	
EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024



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

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

Asset #: 4462

Architecture	Current Repair	Future Replacement	Maintenance	
ystem Component Type	% of Fail Date Estimated Cos Total (Years)	st Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
xterior				
Exterior Walls	400/ NT 011 404)	Ф7 200	
Masonry: Brick	40% Now \$11,400) LITE	5 \$7,300	
	Water Penetration, Extent: Moderate Location: 4th Floor Apartments By			
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		5 \$3,000	
	Air Infiltration, Extent : Moderate, A	rea Affected : 100%		
	Location: Throughout			
	Ctrwt/Balnc Not Funct, Extent : Mod	erate, Area Affected : 40%		
	Location : Various Windows			
Metal Clad	10% 0-2 \$35,600		5 \$2,100	
	Corrosion/Rusting, Extent: Moderate	e, Area Affected : 25%		
	Location : Stairs			
	Deteriorated Finish, Extent: Modera	ite, Area Affected : 50%		
	Location : Stairs			
	Thermally Inefficient, Extent: Moder	ate, Area Affected : 50%		
	Location : Stairs			
Parapets			- 10	
Cast Stone/Terra Cotta	5%	LIFE **	5-10 \$6,400	
Masonry: Brick	90%	LIFE **	5-10 \$28,000	
	Other Observation, Extent: Light, And			
	Location: South And West Parapet			
16 . ID 1	Explanation: Cement Stucco Finish		7	
Metal Panel	5%	2050 **	5 \$900	
Roof	0.50/	2035 **	10 016 000	
Modified Bitumen	95%	2033	10 \$16,900	
Skylight, Metal/Glass	5%	2050 **	10 \$3,000	
Soffits	1000/	2025 **	<i>E</i>	
Stucco Cement	100%	2035 **	5	
terior				
Floors Cast in Place Concrete	15%	LIFE **	5 \$16,400	
Ceramic Tile	5%	2033 **	5 \$1,200	
Ceramie The	Cracking/Crumbling, Extent: Moder		σ1,200	
	Location : Apartment Bathrooms	, <u>.,,</u> , .		
Quarry Tile	20%	2043 **	5 \$7,500	
Vinyl Tile	15% Now \$1,700		3 \$1,400	
v myr The	Loose Units, Extent : Moderate, Area		J \$1,400	
	Location: Various Locations	11111cica . 570		
	Location . rantons Locations			
W1	450/ 41 000 000	2045	£ 010.500	
Wood	45% 4+ \$38,600 Deteriorated Finish, Extent: Modera		5 \$10,500	

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

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

Asset #: 4462

Architecture	Current Repair		Future Replacement		Maintenance			
System Component Type		il Date Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls Ceramic Tile	15% N		\$4,800	2033	**	5	\$1,700	
	Location : A	-	ents, Extent : Mode et Bathrooms	erate, Ar	ea Affected : 5%			
Concrete Masonry Unit	10%			LIFE	* *	5	\$1,800	
Gypsum Board		Now	\$2,400	LIFE	* *	5	\$6,700	
	Location : Water Penetre	Various 4 ation, Ex	ents, Extent : Mode th Floor Apartmen tent : Moderate, A th Floor Apartmen	its By W rea Affe	indows ected : 5%			
Masonry: Fieldstone	10%			LIFE	* *	10	\$900	
Plaster		Now	\$2,800	LIFE	* *	5	\$1,000	
	Location : S	Stair Bull ation, Ex	tent : Moderate, A	·			. ,	
Ceilings								
AcousTileSusp.Lay-In	15%			2035	* *	5	\$3,700	
Gypsum Board	Cracking/Cru Location : V	Various 4	\$11,200 Extent : Moderate th Floor Apartment tent : Moderate, A	ıts By W	indows	5	\$26,500	
			th Floor Apartme					
Site Enclosure Fence/Gates			r r r r r	<u> </u>				
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			
System Component Type		ail Date Estimated Cost Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

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

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

Asset #: 4462

Electrical	Current Re	pair Fut	ure Replacement	M	laintenance		
System Component Type	% of Fail Date I Total (Years)	Estimated Cost Year FY	r Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Under 600 Volts							
Service Equipment				_	*		
Fused Disc Sw	100%	2040		5	\$100		
		tent : Light, Area Affecte	ed: 100%				
	Location : Electrical Explanation : One 60 And Laundry	коот 10 Ampere And 100 Amp	ere Main Disconnec	et Switch	For The House		
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	. ,	10	\$2,200		
	-	light, Extent : Light, Are ut The Building - Apartn	**				
LED	85%	2040) **				
Egress Lighting							
Emergency, Battery	50%	2040	* *	10	\$1,900		
	Other Observation, Ext Location : Throughou	tent : Light, Area Affecte ıt Building	ed : 100%		. ,		
	Explanation : Lightin	g Fixtures Installed In 2	2018.				
Exit, Service	50%	2040	* *	1			
•	Other Observation, Ext	tent : Light, Area Affecte	ed : 100%				
	Location : Throughou	ıt Building					
	Explanation : Lightin	g Fixtures Installed In 2	2018.				
Exterior Lighting	_						
HID	50%	2030	\$31,500	10			
LED	50%	2040	* *				
	Other Observation, Ext Location : Building E	Other Observation, Extent : Light, Area Affected : 100%					
			0010				
Alores	Expianation : Lightin	g Fixtures Installed In 2	U16.				
Alarm							
Security System	50%						
No Component Generic	50% 50%	2025	* *	1	¢2 000		
Fire/Smoke Detection	JU70	2035	, , , , , ,	1	\$3,000		
	1000/	2024	**	1.2	ድር ርርር		
Generic, Digital	100%	2035) " "	1-3	\$9,900		

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

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

Asset #: 4462

Mechanical	Current Repair	Future F	Replacement	М	aintenance	
System Component Type	% of Fail Date Estim Total (Years)	ated Cost Year E FY	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Natural Gas	100%	2040	* *	1		
Conversion Equipment						
Hot Water Boiler	100%	2035	* *	1	\$7,900	
	Other Observation, Extent:	Light, Area Affected : 1	100%			
	Location: Boiler Room					
	Explanation: 3 Units Mult	і Тетр				
Distribution						
Hot Wtr Piping/Pump	100%	2038	* *	4	\$1,200	
Terminal Devices						
Convector/Radiator	100%	2035	* *	1	\$5,200	
Air Conditioning						
Energy Source						
Electricity	100%	2046	* *	1		
Conversion Equipment						
Interior Pkg Unit -	10%	2024	\$58,400	2	\$100	
Cooling						
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			+-,		4000	
Generic	100%	2030	\$4,000	1	\$1,000	
Fixtures	100,0	2000	\$ 1,000		Ψ1,000	
Generic	100%					
Fire Suppression	10070					
Sprinkler						
No Component	95%					
Generic	5%	2040	* *	1-2	\$200	
Generic	J / 0	∠U 1 U		1-4	\$200	

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

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

Print Date: 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

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



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

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

Asset #: 3016

chitecture	Current Re	epair	Futur	e Replacement	M	aintenance	
stem Component Type	% of Fail Date 1 Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
erior							
Exterior Walls Masonry: Brick	100% Now Cracking/Crumbling, I Location: Throughou Caulking Deteriorated, Location: Throughou	ut , Extent : Modera ut	te, Area	Affected : 5%	5	\$88,000	
	Water Penetration, Ext Location: Throughout	0	Affected	: 10%			
Windows	Bootion : Thi oughor						
Aluminum	100% Now Air Infiltration, Extent Location: Throughout	ut			5	\$4,700	
	Bent/Warped Elements Location : Throughou	ut		-			
	Broken/Missing Eleme Location : Throughou	ut					
	Caulking Deteriorated, Location: Throughout		te, Area	Affected : 15%			
	Unit Inoperable, Exten Location : Throughou		a Affecte	ed : 25%			
	Water Penetration, Ext Location: Throughou		lrea Affe	cted : 10%			
Parapets	000/ 31	Φ1 (2.20 0	LIEE	* *	-	Ø12.500	
Masonry: Brick	90% Now Jnt Mortar Miss/Erod, Location : Throughou	_	LIFE rea Affec		5	\$13,500	
	Vegetation Growth, Ex Location : Throughou		Affected	! : 10%			
Metal Panel	10%		2049	* *	5	\$5,800	
Roof	4000/ 37	010000	•••	ata ata			
Modified Bitumen	100% Now Alligatoring, Extent: M Location: Throughou		2034 ffected : .	**			
	Blisters, Extent : Mode Location : Throughou		ed : 5%				
	Water Penetration, Ext Location: Throughou	0	Affected	: 10%			
Soffits Cast in Place Concrete	100%		LIFE	**	5	\$15,500	

Interior

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

Estimates are rounded to the nearest hundred dollars.

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

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

Asset #: 3016

Architecture	Current R	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior							
Floors Cast in Place Concrete	5% Now Cracking/Crumbling, Location: Through		LIFE rea Affec	* * rted : 30%	5	\$7,500	
	Water Penetration, E. Location: Through	xtent : Light, Area	Affected	: 10%			
Ceramic Tile	5% Now Cracking/Crumbling, Location: Through	-	2038 ea Affecto	* * ed : 30%	5	\$1,700	
Quarry Tile	5%		2042	* *	5	\$5,100	
Vinyl Tile	85% 2-4 Blisters, Extent: Ligh Location: Basemen Worn/Eroded, Extent Location: Through	t : Moderate, Area		* * : 50%	3	\$21,800	
Interior Walls							
Cast in Place Concrete	5%		LIFE	* *			
Ceramic Tile	5% Now Adhesion Failure, Ext Location: Bathroon		2038	**	5	\$4,400	
	Cracking/Crumbling, Location: Bathroon	Extent : Severe, A	rea Affec	eted : 100%			
Gypsum Board	90% Now Broken/Missing Elem- Location: Through		LIFE erate, Ar	* * rea Affected : 5%	5	\$95,300	
	Water Penetration, Ex Location : Through		Affected	: 10%			
Ceilings							
AcousTileSusp.Lay-In	80% Now Broken/Missing Elem Location : Through		2034 erate, Ar	* * rea Affected : 5%	5	\$27,300	
	Cracking/Crumbling, Location : Through		rea Affec	eted : 10%			
	Misaligned/Bulging, I Location : Through		Area Afj	fected : 25%			
AcousTileSusp.Lay-In	10%		2042	* *	5	\$6,800	
Exposed Struc: Steel	5%		LIFE	* *			
Gypsum Board	5%		LIFE	* *	5	\$4,300	
Site Enclosure							
Fence/Gates	100%		2049	* *			
Chain Link Retaining Walls	10070		2049				
Cast in Place Concrete	100%		2064	* *			
Site Pavements							

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

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

Asset #: 3016

rchitecture	Current Repair	Futur	e Replacement	M	aintenance	
ystem Component Type	% of Fail Date Estim Total (Years)	ated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
te Pavements Public Sidewalk						
Cast in Place Concrete	100%	2042	* *			
	Cracking/Crumbling, Extent Location: Throughout	: Light, Area Affect	ed : 5%			
On-Site Walkways						
Cast in Place Concrete	100%	2042	* *			
	Cracking/Crumbling, Extent Location: Throughout	: Light, Area Affect	ed : 5%			
	Sinking/Subsiding, Extent : I Location : Throughout, Per		: 15%			
Parking/Driveway						
Asphalt	100% 0-2 Cracking/Crumbling, Extent Location : Throughout	\$3,900 2038 : Moderate, Area A	* * ffected : 5%			
	Sinking/Subsiding, Extent: M Location: Throughout, At		cted : 10%			
Activity Yard						
Asphalt	100% Cracking/Crumbling, Extent Location : Throughout	2038 : Light, Area Affect	* * ed : 5%			

ectrical	Current Repair	Future R	Replacement	М	aintenance	
tem Component Type	% of Fail Date Estimat Total (Years)	ed Cost Year Es	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority
ler 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2029	\$8,700	5	\$200	
	Other Observation, Extent : Li	ght, Area Affected : 1	100%			
	Location : Electrical Room					
	Explanation: One 3000 Amp	ere Main Disconnect	Switch. Room 1	s Poorly	Illuminated.	
Switchgear / Switchboard						
Fused Disc Sw	100%	2029	\$101,900	5	\$200	
Raceway						
Conduit	95%	2039	* *	1		
Conduit	5%	2049	* *	1		
Panelboards						
Fused Disc Sw	5%	2028	\$2,300	5	\$100	
Molded Case Bkrs	85%	2037	* *	5	\$1,000	
Molded Case Bkrs	10%	2051	* *	5	\$100	
Wiring						
Thermoplastic	90%	2039	* *	1		
Thermoplastic	10%	2049	* *	1		
Motor Controllers						
Locally Mounted	100%	2027	\$97,500	5	\$300	

Ground

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

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

DEPT. OF HOMELESS SERVICES - 071 SAMARITAN FORBELL

Asset #: 3016

Electrical	Current Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimate Total (Years)	ed Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground						
Grounding Devices						
Not Accessible	100%					
Lighting Interior Lighting						
Fluorescent	58%	2029	\$427,400	10	\$22,900	
	Other Observation, Extent : Lig Location : Throughout The Bu Explanation : T-12 Lamps		100%			
Fluorescent	40%	2034	* *	10	\$15,800	
	Other Observation, Extent : Lig Location : Throughout The Bu Explanation : T-8 Lamps					
Fluorescent	2%	2034	* *	10	\$800	
	Compact Fluorescent Light, Ex. Location: Throughout The Bi	-	Affected : 100%			
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	• •	4,300 2039	* *	1-3	\$24,100	
	Malfunctioning, Extent : Light,		10%			
	Location : Throughout The Bi	uilding.				

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

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

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

Asset #: 3016

Mechanical	Current Repair	Future	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estim Total (Years)	nated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning						
Distribution 1/Disc	1000/	LIPE	* *	2	Ø55.000	
Ductwork/Diffusers Ventilation	100%	LIFE	* *	2	\$55,900	
Distribution						
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$24,000	
Exhaust Fans	10070	EH E			Ψ2 1,000	
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	
	Other Observation, Extent: Location: Basement		: 30%			
	Explanation: Two 120 Ga		***			
Electric	50%	2022	\$18,500	4	\$200	
	Other Observation, Extent : Location : Basement	Light, Area Affected	: 50%			
	Explanation: Two 120 Ga	llon Water Heatens				
Sanitary Piping	Explanation . Two 120 Ga	tion water Heaters				
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping	10070	EH E		•		
Cast Iron	100%	LIFE	* *	1		
Sewage Ejector(s)						
Electric	100%	2034	* *	4	\$2,600	
	Recent Installation, Extent:		: 100%			
	Location : Roughly 5 Year	s Old In Basement				
Backflow Preventer						
No Component	50%					
Generic	50%	2029	\$5,300	1	\$1,300	
	Other Observation, Extent:	Light, Area Affected	: 50%			
	Location: Basement	G ·				
Fixtures	Explanation: On Spinkler	Service				
Fixtures Generic	100%					
Fire Suppression	10070					
Sprinkler						
Generic	100%	2039	* *	1-2	\$12,000	
Chemical System				- -	÷,	
No Component	95%					
Generic	5%	2024	\$1,400	1-3	\$200	
Generic	5%	2024	\$1,400	1-3	\$200	

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

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

Print Date: 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.

Asset #: 4443

Architecture	Current Repair	Future Replacement	M	laintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
exterior					
Exterior Walls Cast Stone/Terra Cotta	5%	LIFE **	5	\$8,500	
Cast Stolle/Terra Cotta	Recent Repair Evident, Extent: Light, Location: At Cornices And Througho	Area Affected : 25%	3	\$8,300	
Masonry: Brick	90%	LIFE **	5	\$19,600	
•	Recent Repair Evident, Extent : Light, Location : Throughout			. ,	
Masonry: Granite	5% Now \$14,600 Jnt Mortar Miss/Erod, Extent: Modera Location: At Building Base	LIFE ** ate, Area Affected : 25%	5	\$800	
	Other Observation, Extent: Moderate,	Area Affected · 100%			
	Location : At Building Base				
	Explanation: Painted Surfaces				
Windows Aluminum	100%	2047 **	5	\$5,000	
Parapets	100%	2047	3	\$3,000	
Masonry: Brick	55%	LIFE **	5	\$6,000	
•	Recent Repair Evident, Extent: Light, Location: Throughout	Area Affected : 25%			
	Other Observation, Extent : Moderate,	Area Affected : 50%			
	Location: Interior Face				
M (ID 'I	Explanation: Stucco On Brick	2020 040.700		#11.600	
Metal Rail	15% Now \$9,900 Corrosion/Rusting, Extent : Moderate, Location : Over Fourth Floor	2030 \$49,700 Area Affected : 25%	5	\$11,600	
	Deformed/Dented, Extent : Moderate, Location : Ladder From Third To Fo				
	Loose/Miss Fasteners, Extent : Modera Location : Ladder From Third To Fo				
Metal: Cage/Fence	25% Now \$18,500 Corrosion/Rusting, Extent : Moderate, Location : Over Third Floor Roof	2030 \$61,700 Area Affected : 25%	5	\$8,800	
Pre-Cast Concrete	5%	LIFE **	5	\$3,400	
	Recent Replace Evident, Extent : Light, Location : Coping	, Area Affected : 100%			
Roof	450/	2025 #61 100	10	Φ4.000	
Modified Bitumen	45% Patching Evident, Extent: Moderate, A Location: Over Fourth Floor	2025 \$61,100 Area Affected : 20%	10	\$4,000	
Panel/Paver: Cer/Brk	50% Now \$11,300 Drains Inad/Misposn, Extent: Modera Location: Over Third Floor	2035 ** te, Area Affected : 25%			
	Location: Over Third Floor Water Penetration, Extent: Moderate, Location: Over Third Floor Dormito	**			
Skylight, Metal/Glass	5%	2045 **	10	\$1,500	
nterior	570	2010	10	Ψ1,500	

Interior

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

Estimates are rounded to the nearest hundred dollars.

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

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

Asset #: 4443

Architecture		Current Repair	Futur	e Replacement	М	aintenance	
System Component Type		Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior							
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	
		tration, Extent : Moderate, A Third Floor Dormitories	lrea Affe	ected : 10%			
Plaster	20%		LIFE	* *	5	\$2,800	

Current Repair	Future	Replacement	Maintenance			
% of Fail Date Estimated Cos Total (Years)	Year F FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
100%	2035		5	\$100		
Other Observation, Extent: Moderate	e, Area Affect	ted : 100%				
Location : Electrical Room						
Explanation: Main Service Switch	Rated At 800.	Amperes				
100%	2035	* *	5	\$100		
100%	2035	* *	1			
20%	2033	* *	5	\$100		
80%	2033	* *	5	\$400		
100%	2035	* *	1			
100%	2030	\$42,500	5	\$100		
100%	LIFE	* *	5	\$300		
Other Observation, Extent: Moderate	e, Area Affect	ted : 100%				
Location: Water Main						
Explanation: Connected With Main	water Pipe					
•						
100%	2030	\$6,200	1	\$5,500		
	% of Fail Date Estimated Cost Total (Years) 100% Other Observation, Extent: Moderate Location: Electrical Room Explanation: Main Service Switch: 100% 100% 100% 100% 100% Other Observation, Extent: Moderate Location: Water Main Explanation: Connected With Main	Wof Total (Years) Year FY	% of Total (Years) Fail Date Estimated Cost FY Year Estimated Cost FY 100% 2035 ** Other Observation, Extent: Moderate, Area Affected: 100% Location: Electrical Room Explanation: Main Service Switch Rated At 800 Amperes 100% 2035 ** 20% 2035 ** 20% 2033 ** 100% 2035 ** 100% 2035 ** 100% 2035 ** 100% 2030 \$42,500 Other Observation, Extent: Moderate, Area Affected: 100% Location: Water Main Explanation: Connected With Main Water Pipe	% of Total Fail Date Festimated Cost (Years) Year Festimated Cost (Yrs) Cycle (Yrs) 100% 2035 ** 5 Other Observation, Extent: Moderate, Area Affected: 100% Location: Electrical Room Explanation: Main Service Switch Rated At 800 Amperes ** 5 100% 2035 ** 1 20% 2035 ** 5 80% 2033 ** 5 100% 2035 ** 1 100% 2035 ** 5 100% 2035 ** 5 100% 2035 ** 5 100% 2030 \$42,500 5	100% 2035 ** 5 \$100	

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

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

Asset #: 4443

Electrical	Current Repair	Future Replacement	М	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power					
Generators					
Diesel	100%	2028 \$64,000	1	\$7,000	
	Other Observation, Extent : Moderate,	Area Affected : 100%			
	Location : Basement	D . 1 / 15 / 17 l			
D 1	Explanation: Emergency Generator	Rated At 156 Kilovolt-ampe	re		
Batteries	1000/	2021 #1.700	-	Ф4.000	
Nickel Cadmium	100%	2021 \$1,700	5	\$4,000	
Fuel Storage	1000/	2040 **	_	\$500	
Main Tank	100% Other Observation, Extent: Light, Area	2040	5	\$500	
	Location: Basement	a Affectea . 10076			
	Explanation: 275 Gallons Rated Cap	acity			
Lighting	Explanation: 2/3 Gations Rated Cap	испу			
Interior Lighting					
Fluorescent	2%	2025 \$6,700	10	\$300	
11001000111	Compact Fluorescent Light, Extent : M	. ,		4200	
	Location : Lobby	, 55			
Fluorescent	98%	2025 \$329,100	10	\$16,200	
	T-8 Lamps And Fixtures, Extent: Mode Location: Throughout The Building	erate, Area Affected : 100%			
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	
	Other Observation, Extent : Light, Area				
	Location: Outside, Hallways And Ro	-			
	Explanation: CCTV Surveillance Ca	meras			
Fire/Smoke Detection	1000/	2025 0211 600	1.2	Ø11 100	
Generic, Digital	100%	2025 \$211,600	1-3	\$11,100	
	Other Observation, Extent: Moderate,	Area Affected : 100%			
	Location: Throughout The Building	D. II Ctt: 41 D. II C		A., 1.77	
	Explanation: Strobe Lights, Manual	ruu Station, Alarm Bells, Si	noke Det	ectors Ana Horns	

Mechanical	Current Repair	Future Re	placement	Maintenance	
System Component Type	% of Fail Date Estim Total (Years)	ated Cost Year Esti FY	imated Cost Cycle (Yrs)		Priority
Heating Energy Source Fuel Oil No 2	100%	2035	** 5	\$5,600	

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

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

Asset #: 4443

Mechanical	С	Current Repair		Future Replacement		Maintenance	
System Component Type		nil Date Estimated Cost Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating Conversion Equipment Steam Boiler		ation, Extent : Light, Area Basement Boiler Room 1 : 1 Unit	2030 Affected .	\$123,800 - 100%	1	\$17,800	
Distribution Central Plant Steam Piping/Pmp	100%		2035	* *	4	\$900	
Terminal Devices Convector/Radiator	100%		2030	\$102,400	1	\$5,800	
Air Conditioning Energy Source Electricity	100%		2041	* *	1		
Conversion Equipment Window/Wall Unit No Component	65% 35%		2021	\$25,900	1		
Ventilation Distribution Ductwork/Diffusers No Component Exhaust Fans	20% 80%		LIFE	* *	2-5	\$2,000	
Roof No Component	20% 80%		2025	\$6,400	2	\$100	
Plumbing H/C Water Piping Galvanized Steel	100%		2030	\$84,000	1		
Water Heater Gas Fired	100% Recent Instali Location : E	lation, Extent : Light, Area Boiler Room	2024 Affected	\$11,700 - 100%	2	\$300	
Sanitary Piping Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping Cast Iron	100%		LIFE	* *	1		
Sump Pump(s) Non-Submersible Backflow Preventer	100%		2021	\$2,900	4	\$600	
Generic Fixtures	100%		2033	* *	1	\$1,100	
Generic	100%						
Vertical Transport Elevators Geared Traction		ation, Extent : Light, Area Basement To 4th Floor	LIFE Affected .	**			

Fire Suppression

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

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

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

DEPT. OF HOMELESS SERVICES - 071 SCCW CENTRAL

Asset #: 4443

Mechanical	Current Repair	Future Re	placement	M	aintenance	
System Component Type	% of Fail Date Estimated C Total (Years)	ost Year Est FY	imated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression						
Fire Pump						
Generic	100%	2028	\$12,300	1	\$3,400	
Chemical System						
Generic	100%	2021	\$29,700	1-3	\$4,000	

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

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

Print Date: 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

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



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

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

Asset #: 2595

rchitecture	Current Repair Future Replacement			t Maintenance		
tem Component Type	% of Fail Date Estir Total (Years)	nated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priori
erior						
Exterior Walls						
Masonry: Brick	45% Now Corrosion/Rusting, Extent . Location : Metal Fire Esc Cracking/Crumbling, Exten Location : Storage Wall A Graffiti, Extent : Light, Are Location : East Side	apes t : Moderate, Area Aj t Main Entrance		5	\$40,900	
	Jnt Mortar Miss/Erod, Exte	nt : Moderate. Area A	Affected: 10%			
	Location: Throughout So Water Penetration, Extent: Location: B And C Line 2	uth Side Light, Area Affected				
Masonry: Limestone	3%	LIFE	* *	5	\$2,000	
Metal Panel	5%	2049	* *	5-10	\$31,300	
Stucco Cement		\$129,100 2034 Extent : Moderate, Ar	* * ea Affected : 5%	5	\$53,400	
	Cracking/Crumbling, Exten Location : Throughout No	t : Moderate, Area Aj	fected : 10%			
	Staining/Discoloring, Exter Location : Window Sill					
	Water Penetration, Extent: Location: North Side Thr Other Observation, Extent Location: North Side	oughout				
	Explanation: Rusting Fir	e Escapes				
Windows						
Aluminum	94% Now Air Infiltration, Extent: Mo Location: Throughout	\$229,900 2037 oderate, Area Affected	**	5	\$13,200	1
	Broken/Missing Elements, I Location: Throughout					
	Ctrwt/Balnc Not Funct, Ext Location : Throughout Caulking Deteriorated, Ext					
	Location: Throughout					
Metal Clad	5% Now Corrosion/Rusting, Extent. Location: Stairs	\$75,800 2054 Moderate, Area Affe	* * cted : 20%	5	\$4,400	
	Glazing Broken/Cracked, E Location: Stairs					
	Thermally Inefficient, Exter Location : Stairs					
Metal Louvers	1% 4+ Deformed/Dented, Extent: Location: North Side	\$8,700 2044 Light, Area Affected	* *			

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

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

Asset #: 2595

Architecture		Current Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior							
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	Blisters, Ex Location	Now \$589,000 stent : Moderate, Area Affect : Throughout aged Flashings, Extent : Moa		* * ea Affected : 15%			
	Patching E Location Seams Ope	: Throughout vident, Extent : Moderate, A : Throughout n/Split, Extent : Moderate, A : Throughout					
Skylight, Metal/Glass	3%		2049	* *	10	\$4,300	
nterior							
Floors Cast in Place Concrete		ing, Extent : Light, Area Affe : Throughout	LIFE cted : 20%	* *	5	\$13,200	
Ceramic Tile	Cracking/C	Now \$24,300 Crumbling, Extent : Moderate : 1st And 2nd Floor Through		* * fected : 5%	5	\$6,000	
	Location Worn/Erod	Miss/Erod, Extent : Modera : Throughout led, Extent : Moderate, Area : Throughout					
Vinyl Tile		Gailure, Extent : Moderate, A	2029 rea Affect	\$320,300 ted : 5%	3	\$13,600	
	Loose/Dela Location	um Surface, Extent : Moderau : Throughout led, Extent : Moderate, Area		-			
		: Throughout	Ајјестеа .	13/0			
Wood	55% Deteriorate Location	Now \$455,600 ed Finish, Extent : Moderate, : At Apartments			5	\$62,100	
	Location	ecay, Extent : Moderate, Area : Throughout Apartments.					
	Location	l/Bulging, Extent : Moderate, : Throughout Apartments.					
	-	xed, Extent : Moderate, Area : At Apartments	Affected .	25%			
		led, Extent : Moderate, Area : Throughout	Affected :	25%			

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

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

Asset #: 2595

Architecture		Current F	Repair	Futur	e Replacement	M	Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Interior										
Interior Walls	10%			LIFE	* *	5	¢11 400			
Concrete Masonry Unit Gypsum Board	55%			LIFE	**	5 5	\$11,400 \$93,700			
Оурѕин Боаги	Recent Rep		nt, Extent : Light, A		cted : 10%	3	\$75,700			
	Location : Throughout Water Penetration, Extent : Moderate, Area Affected : 10%									
			xtent : Moderate, I nts 5b And 5c	area Affe	ctea : 10%					
Masonry: Brick	5%			LIFE	* *					
Plaster	30%			LIFE	* *	5	\$25,600			
Ceilings	-0.									
Exposed Struc: Steel	5%	N	Φ46.600	LIFE	* *	_	#110 COO			
Gypsum Board	Recent Rep	Now pair Evider : Through	\$46,600 at, Extent : Light, A	LIFE 1rea Affe		5	\$110,600			
	Water Pen	_	xtent : Moderate, .	Area Affe	ected: 5%					
Plaster	20%			LIFE	* *	5	\$14,700			
Site Enclosure Fence/Gates Iron Picket	100%	2-4	\$10,400	2064	**					
	Location	: Through								
		ed Finish, : Through	Extent : Moderate, out	Area Afj	fected : 50%					
Retaining Walls Cast in Place Concrete	100%			2064	* *					
Site Pavements										
Public Sidewalk	1000/			2042	* *					
Cast in Place Concrete		Crumbling, : Through	Extent : Light, Ar out	2042 ea Affect						
On-Site Walkways										
Cast in Place Concrete		Crumbling, : Through	Extent : Light, Ar out	2042 ea Affect	* * ed : 5%					
Activity Yard										
Cast in Place Concrete			Extent : Light, Ar	2042 ea Affect	* * ed : 5%					
	Sinking/Su	: Through bsiding, Ex : Through	xtent : Light, Area	Affected	: 5%					
	Locuiton	. Imough	On:							

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

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

Asset #: 2595

Electrical		Current I	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%			2029	\$21,700	5	\$300			
			Extent : Light, Area	Affected	l : 100%					
		: Electrica		. 1.4.20	200.4					
G'4-1 / G'4-11 1	Explana	tion : Main	Service Switch Ra	ted At 20	000 Amperes					
Switchgear / Switchboard Fused Disc Sw	100%			2029	\$127,400	5	\$300			
Raceway	10070			2029	\$127,400	3	\$300			
Conduit	100%			2029	\$103,200	1				
Panelboards	10070				\$105, 2 00					
Molded Case Bkrs	100%	Now	\$70,100	2054	* *	5	\$1,000			
	Other Observation, Extent: Light, Area Affected: 100%									
	Location	: Through	out Building.							
		Explanation: Panelboards Are Overloaded. Breakers Frequently Trip Because There Are								
	Too Mar	ıy Loads C	onnected To Circu	its.						
Wiring	1000/			2020	0160 200					
Thermoplastic	100%			2029	\$160,300	1				
Motor Controllers	100%			2027	\$156,000	5	\$500			
Locally Mounted Ground	10070			2027	\$130,000		\$300			
Grounding Devices										
Not Accessible	100%									
	Other Observation, Extent : Light, Area Affected : 100%									
		: Basemen								
	Explana	tion : Cove	red With Insulation	ı						
Lighting										
Interior Lighting										
Fluorescent		Now	\$400,700	2039	* *					
			ures, Extent : Mod	erate, Ar	rea Affected : 100%	ó				
		: Offices								
Fluorescent	50%			2029	\$667,800	10	\$35,700			
			res, Extent : Light,	Area Af	fected : 100%					
		ı : Corridoi	rs, Staircases.							
Incandescent	20%	0-2	\$267,100	2039	* *	2	\$300			
	Obsolete Fixtures, Extent: Light, Area Affected: 100% Location: Throughout Building.									
	Location	i: Through	out Building.							
Egress Lighting	500/			2020	Ø 7.4.000	1.0	00.400			
Emergency, Battery	50%			2029	\$54,800 \$12,500	10	\$9,400			
Exit, Service	50%			2029	\$13,500	1				
Exterior Lighting	100%	2-4	\$206 900	2039	* *					
HID			\$306,800 ctent : Light, Area							
			out Building Exter		. 100/0					
Δlarm	2500000		Zamanış Emer							

Alarm

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

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

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

Asset #: 2595

Electrical	Current	Repair	Future	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Alarm							
Security System							
No Component	70%						
Generic	30%		2029	\$73,700	1	\$8,700	
	Other Observation, I	Extent : Light, Area	Affected	: 100%			
	Location: Outside,	Hallways.					
	Explanation: CCT	V Surveillance Can	ieras				
Fire/Smoke Detection							
Generic, Analog	100% 0-2	\$841,500	2039	* *	1-3	\$43,700	
	Other Observation, I	Extent : Light, Area	Affected	: 100%			
	Location : Through	out The Building.					
	Explanation: Obso	lete System, Inadeq	uate For	The Building.			

Mechanical	Current Repair	Future Rep	olacement	М	aintenance	
System Component Type	% of Fail Date Estimate Total (Years)	ed Cost Year Estin	mated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Natural Gas	100%	2049	* *	1		
Conversion Equipment						
Hot Water Boiler	88% 2-4 \$30	09,700 2049	* *	1	\$30,500	
	Corroded, Extent : Severe, Are	a Affected : 10%				
	Location : Boiler Room					
	On Extended Life, Extent : Seve	ere, Area Affected : 50%	%			
	Location : Boiler Room					
	Other Observation, Extent : Lig	ght, Area Affected : 100	0%			
	Location : Basement Boiler R					
	Explanation: 2 Units					
Hot Water Boiler	12%	2042	* *	1	\$4,600	
Distribution	1270	20.2		-	ψ 1,000	
Hot Wtr Piping/Pump	100% 2-4 \$11	18,600 2054	* *	4	\$3,800	
riet war ipingrump	Leak Evident, Extent : Severe, 1	,		•	ψ3,000	
	Location : Boiler Room					
	On Extended Life, Extent : Seve	ere. Area Affected · 100	0%			
	Location : Boiler Room	er e, 111 eu 1199 eereu . 1 0 0	., 0			
Terminal Devices						
Convector/Radiator	100% 2-4 \$20	03,700 2042	* *	1	\$22,700	
Convector/Radiator	Damaged, Extent : Severe, Are			1	Ψ22,700	
	Location: Throughout	a 11,1,1 cerea : 0 0 / 0				
Air Conditioning	2.2					
Energy Source						
Electricity	100%	2037	* *	1		
Conversion Equipment	- 4					
Window/Wall Unit	10%	2024	\$15,900	1		
No Component	90%	202.	Ψ10,700	•		
Ventilation	, , , ,					

Ventilation

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

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

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

Asset #: 2595

Mechanical	Current	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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	
	Other Observation, I	-	Affected	: 100%			
	Location : Boiler R						
~	Explanation: 900	Gallon Storage Tan	ık				
Sanitary Piping	000/		LIDE	* *			
Cast Iron	90%	Ø5.600	LIFE	* *	1		
Cast Iron	10% Now	\$5,600	LIFE	* *	1		
	Corroded, Extent : S		d: 10%				
	Location: Through		100	1 100/			
	Other Observation, E		a Affecte	ed: 10%			
	Location : Through			T7: .7.7 / T T	z. 1		
	Explanation : Clear Spaces	r Corrosion And De	amage In	Visible Areas In F	Litchens 2	And Mechanical	
Storm Drain Piping	spaces						
Cast Iron	100%		LIFE	* *	1		
Fixtures	10070		LII L		-		
Generic	100%						
Vertical Transport	10070						
Elevators							
Hydraulic	10%		LIFE	* *			
TT draute	Other Observation, I	Extent : Light, Area		: 10%			
	Location: Basement To Ground Floor						
	Explanation : 1 Fre						
No Component	90%	··· • ···					
Fire Suppression	7070						
Sprinkler							
No Component	95%						
Generic	5%		2039	* *	1-2	\$1,100	
Generic	370		2037		1-4	ψ1,100	

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

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

Page: 327

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



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

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

Asset #: 14740

chitecture	Current Ro	epair	Futur	e Replacement	M	aintenance	
stem Component Type	% of Fail Date 1 Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priori
erior							
Exterior Walls							
Cast Stone/Terra Cotta	10%		LIFE	* *	5	\$35,600	
Masonry: Brick	90%		LIFE	* *	5	\$41,000	
Windows	1000/		2015	ate ate	_	44440	
Aluminum	100%		2045	* *	5	\$14,100	
Parapets /T	200/		LIEE	* *	-	Φ 7 . (00	
Cast Stone/Terra Cotta	20%		LIFE	* *	5	\$7,600	
Masonry: Brick	75% 5%		LIFE	* *	5 5	\$3,700	
Metal Panel Roof	3%		2049		3	\$1,000	
IRMA/Protected	25%		2029	\$26,900	10	\$3,200	
Membrane	2370		2029	\$20,900	10	\$5,200	
Modified Bitumen	75%		2029	\$137,500	10	\$9,700	
erior	7570		2027	\$137,300	10	ψ,,,,ου	
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	
•	Worn/Eroded, Extent:	Moderate, Area	Affected .	10%			
	Location : Auditorium	m					
Wood	15% 4+	\$22,000	2044	* *	5	\$6,000	
	Worn/Eroded, Extent:	Moderate, Area	Affected .	25%			
	Location : Auditorius	m					
Interior Walls							
Cast in Place Concrete	5% Now	\$22,700	LIFE	* *			
	Cracking/Crumbling, I						
	Location: Retaining						
	Water Penetration, Ex						
	Location: Retaining	Wall In Boiler Re					
Ceramic Tile	5%		2038	* *	5	\$3,400	
Plaster	90% 4+	\$25,900	LIFE	**	5	\$18,600	
	Cracking/Crumbling, I		, Area Aj	fected: 10%			
~ "	Location : Auditorium	m Backstage					
Ceilings	450/		2024	* *	-	¢10.200	
AcousTileSusp.Lay-In	45%	014200	2034	* *	5	\$19,200	
Exposed Concrete	5% Now Cracking/Crumbling, I	\$14,300 Extent : Moderate	LIFE		5	\$300	
	Location: Boiler Roc			јестей . 2070			
	Exposed Reinforcemen			Affected · 20%			
	Location : Boiler Ro			11/јестен . 20/0			
	Water Penetration, Ex			cted · 20%			
	Location : Boiler Ro		11,,	2070			
Plaster	50%		LIFE	* *	-	\$13,300	
r iasici	30% Cracking/Crumbling, I	Extent · Moderate			5	\$15,500	
	Cracking/Cramoung, 1	znieni i mouerale	, m cu Aj	jeeieu . 10/0			

Site Pavements

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

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

Asset #: 14740

Architecture	Current	Repair	Futur	e Replacement	M	laintenance	
System Component Type	% of Fail Dat Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements							
Public Sidewalk							
Cast in Place Concrete	100%		2034	* *			
On-Site Walkways							
Masonry: Granite	100%		LIFE	* *			

Electrical		Current	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Inder 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2039	* *	5	\$100	
			Extent : Light, Area	Affected	! : 100%			
		: Electrica						
	Explana	tion : One .	2500 Ampere Main	Disconn	nect Switch			
Switchgear / Switchboard								
Fused Disc Sw	60%			2039	* *	5	\$100	
Fused Knife Sw	40%	2-4	\$30,600	2059	* *	5		
			tent : Light, Area A	Affected :	100%			
	Location	: Electrica	al Room					
Raceway								
Conduit	80%			2039	* *	1		
Conduit	20%			2029	\$7,400	1		
Panelboards								
Fused Disc Sw	5%			2037	* *	5		
Molded Case Bkrs	95%			2037	* *	5	\$700	
Wiring								
Thermoplastic	80%			2039	* *	1		
Thermoplastic	20%			2029	\$10,700	1		
Motor Controllers								
Locally Mounted	100%			2034	* *	5	\$200	
round								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$400	
ighting								
Interior Lighting								
Fluorescent	30%			2034	* *	10	\$7,900	
	•	Fluorescen : Hallway	t Light, Extent : Lig s	ght, Area	Affected: 100%			
Fluorescent	40%			2029	\$196,500	10	\$10,500	
	-	os And Fixe : Apartme	tures, Extent : Ligh nt Rooms		. ,		, .y	
Fluorescent	30%	•		2034	* *	10	\$7,900	
1 idorescent	T-8 Lamp		res, Extent : Light, out The Building		fected : 100%	10	Ψ1,200	

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

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

Asset #: 14740

Electrical	Current R	epair Futu	re Replacement	М	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting						
Egress Lighting						
Emergency, Battery	50%	2034	* *	10	\$3,500	
Exit, Service	50%	2034	* *	1		
Exterior Lighting						
HID	50%	2029	\$56,400	10		
LED	50%	2037	* *			
Alarm						
Security System						
No Component	70%					
Generic	30%	2034	* *	1	\$3,200	
	Other Observation, Ex	ctent : Light, Area Affected	d: 100%			
	Location: Hallways	And Exit Doors				
	Explanation: CCTV	Surveillance Cameras An	d Intrusion Alarm			
Fire/Smoke Detection						
No Component	70%					
Generic, Digital	30%	2034	* *	1-3	\$5,300	

Mechanical		Current Repa	air	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date Est (Years)	timated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source Interruptible Gas/Dual Fuel	100%			2039	* *	1		
Conversion Equipment								
Steam Boiler	100%			2027	\$181,100	1	\$28,400	
		ervation, Exten		Affected	! : 100%			
	Location	: Boiler Room						
	Explanat	ion : 2 Units						
Distribution								
Central Plant Steam Piping/Pmp	100%	Now	\$23,700	2039	* *	4	\$1,400	
1 & 1	Leak Evide	ent, Extent : Mo	oderate, Area A	Affected :	100%			
	Location	: Condensate	Pipe In The Ba	sement				
Terminal Devices								
Convector/Radiator	100%			2034	* *	1	\$9,300	
Air Conditioning								
Energy Source								
Electricity	100%			2037	* *	1		
Conversion Equipment								
Window/Wall Unit	95%			2024	\$55,400	1		
No Component	5%							
Ventilation								
Distribution								
Ductwork/Diffusers	50%			LIFE	* *	2-5	\$8,000	
No Component	50%							

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

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

Asset #: 14740

Mechanical	Current Repair Future Replacement		М			
System Component Type	% of Fail Date Estimated Total (Years)	d Cost Year Es	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing						
H/C Water Piping	1000/ 0.2	(100 2024	* *	1		
Galvanized Steel	100% 0-2 \$0 Corroded, Extent : Severe, Area Location : Throughout	5,100 2034 Affected : 5%	* *	1		
Water Heater						
Gas Fired	100% Other Observation, Extent : Ligi Location : Boiler Room Explanation : 2 Units	2027 ht, Area Affected : I	\$17,100 00%	2	\$400	
Sanitary Piping	Explanation . 2 Ontis					
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			de de			
Geared Traction	70%	LIFE	**			
	Other Observation, Extent: Lig Location: 1 Unit From Basem Explanation: 2 Units	**		To 7th F	loor	
Hydraulic	30%	LIFE	* *			
Try diadate	Other Observation, Extent : Liga Location : 1st To 2nd Floor Explanation : 1 Unit		20%			
Fire Suppression	вършшион . 1 Опи					
Standpipe Standpipe						
Generic	100%	2049	* *	1-5	\$14,400	
Sprinkler					. , . ,	
Generic	100%	2049	* *	1-2	\$8,000	
Fire Pump						
Generic	100%	2032	* *	1	\$5,400	

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

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

Page: 332

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

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



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

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

Asset #: 2670

Architecture	Current Repair		Future Replacement		Maintenance	
System Component Type	% of Fail Date F Total (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			de de	_		
Aluminum	98% 0-2	\$39,400 2045	**	5	\$2,300	
		: Light, Area Affected : :	00%			
	Location: Throughou		1 10/			
		ent : Light, Area Affecte	d: 1%			
	Location : At Sills Thi					
Aluminum	2% Now	\$4,000 2054		5		
	•	: Moderate, Area Affec	ted : 100%			
	Location : Sout West	Clearstory, 2 Units				
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	
	_	nts, Extent : Light, Area	**			
		ilding On Brewer, Deta				
	Corrosion/Rusting, Ext Location : Throughou	ent : Light, Area Affecte t	d: 20%			
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	
	Cracking/Crumbling, E Location: Throughou	xtent : Moderate, Area A	Affected : 1%			
Interior Walls	Locuiton . Throughou	<u>t</u>				
Ceramic Tile	10%	2032	* *	5	\$10,700	
Concrete Masonry Unit	13%	LIFE	* *	5	\$5,600	
Gypsum Board	77%	LIFE		5	\$49,500	
Сурзин Боаги		ent : Light, Area Affecte		3	Ψ-7,500	
	Location: Throughou		. 170			
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	* *			
		ent : Light, Area Affecte	d : 25%			
	Location : Throughou	t				

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

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

Asset #: 2670

Architecture		Current Repai	ir	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Esti (Years)	mated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure								
Retaining Walls								
Cast in Place Concrete	100%			2064	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	\$2,800	2042	* *			
	Misaligne	l/Bulging, Exten	t : Light, Are	a Affecte	d : 1%			
	Location	: Brewer Boule	vard					
On-Site Walkways								
Cast in Place Concrete	100%	0-2	\$13,500	2042	* *			
	Misaligne	l/Bulging, Exten	t : Moderate,	Area Afj	fected : 15%			
	Location	$: Throughout\ A$	t Joints					
Activity Yard								
Cast in Place Concrete	40%	Now	\$38,700	2049	* *			
	Misaligne	l/Bulging, Exten	t : Moderate,	Area Af	fected : 100%			
	Location	: West Of The E	Building					
Cast in Place Concrete	60%			2042	* *			

Electrical	Current R	Repair Future Replace		e Replacement	ment Maintenance			
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%	2	2039	* *	5	\$300		
	Other Observation, Ex	ctent : Light, Area A <u>j</u>	ffected	: 100%				
	Location : Electrica	Room						
	Explanation: Two 8	00 Amperes Main D	isconne	ect Switches				
Switchgear / Switchboard								
Fused Disc Sw	100%	2	2039	* *	5	\$300		
Raceway								
Conduit	100%	2	2039	* *	1			
Panelboards								
Fused Disc Sw	5%	2	2037	* *	5	\$100		
Molded Case Bkrs	95%		2037	* *	5	\$1,500		
Wiring								
Thermoplastic	100%	2	2039	* *	1			
Motor Controllers								
Locally Mounted	100%		2034	* *	5	\$400		
Ground								
Grounding Devices								
Generic	100%	I	LIFE	* *	5	\$900		
Lighting								

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

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

Asset #: 2670

Electrical	Current Repai	Current Repair Future Replacement		Maintenance				
System Component Type	% of Fail Date Esti Total (Years)	mated Cost Year Es	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Lighting								
Interior Lighting Fluorescent	60% T-8 Lamps And Fixtures, E	2034 Extent : Light, Area Affect	** ed : 90%	10	\$33,000			
	Location: Throughout							
Fluorescent	5%	2034	* *	10	\$2,700			
	Compact Fluorescent Ligh Location : Throughout T		fected : 100%					
Fluorescent	35%	2029	\$359,500	10	\$19,200			
	T-12 Lamps And Fixtures, Location: Throughout	T-12 Lamps And Fixtures, Extent: Light, Area Affected: 100%						
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				
	Other Observation, Extent		00%					
	Location : Rooftop Perin Explanation : Controlled							
No Component	80%							
Lightning Protection Arresters/Cabling								
Generic	Location : Rooftop Perin	72% 4+ \$5,000 2044 ** 5 \$300 Other Observation, Extent: Moderate, Area Affected: 2% Location: Rooftop Perimeter Explanation: Needs To Be Resecured						
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	e Replacement	М	aintenance	
System Component Type	% of Fail Dat Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source							
Natural Gas	100%	2	2049	* *	1		

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

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

Asset #: 2670

Mechanical	Current Repair Future Replacement Maintenance			aintenance				
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment Hot Water Boiler	Other Obs		\$22,600 stent : Light, Area Boiler Room	2034 Affected	* *	1	\$13,300	
	Explanat	ion : 1 Of 2	Units					
Hot Water Boiler	50% Malfunction Location	0-2 oning, Exten : Basement	\$225,500 at : Moderate, Area			1	\$13,300	
	Location	: Basement	•					
	Location		ctent : Light, Area Boiler Room Units	Affected	: 50%			
Distribution	zpiana	1 Oj 2						
Hot Wtr Piping/Pump Terminal Devices	100%			2037	* *	4	\$4,400	
Air Handler	Broken, Ex		\$20,600 erate, Area Affecte In Basement	2029 ed : 3%	\$205,700	1	\$8,300	
Convector/Radiator	75%			2034	* *	1	\$14,500	
Air Conditioning	7070						ψ1.,eσσ	
Energy Source								
Electricity	100%			2037	* *	1		
Conversion Equipment Ext Pkg Unit - Heating/Cooling	15%	Now	\$109,900	2039	* *	2	\$400	
Treating Cooling	Location Other Obs Location	: Roof ervation, E : Roof	Extent : Severe, Ar ctent : Light, Area cs Serving Corrido	Affected				
Split Unit		Now	\$6,200	2029	\$62,500			
Sp. 3	Malfunction Location Other Obs Location	oning, Extent : Lower Ro ervation, Ex : Lower Ro	t : Moderate, Area of ctent : Light, Area	a Affecte Affected	d : 100%			
Window/Wall Unit	10%	50, 70,		2024	\$12,200	1		
No Component	70%			2027	Ψ12,200	1		
Ventilation	, 5 / 0							
Distribution Ductwork/Diffusers	100%			LIFE	* *	2-5	\$33,400	
Exhaust Fans				<u> </u>		· ·	. ,	
Interior	20%			2029	\$41,600	2	\$400	

Plumbing

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

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

Asset #: 2670

Mechanical	Current Repair	Future R	eplacement	Maintenance				
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Es FY	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
lumbing								
H/C Water Piping								
Brass/Copper	100%	2039	* *	1				
HW Heat Exchanger								
HTHW/HW	100%	2039	* *					
	Other Observation, Extent : Light	, Area Affected : 1	00%					
	Location : Boiler Room							
	Explanation : 1 Unit							
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			
	Recent Repair Evident, Extent : Light, Area Affected : 50% Location : Basement							
	Recent Replace Evident, Extent : . Location : Basement	Light, Area Affecte	ed : 50%					
Backflow Preventer	Locuiton . Busement							
Generic	100%	2029	\$14,900	1	\$3,700			
Fixtures	10070	2029	\$14,900	1	\$3,700			
Generic	100%							
ertical Transport	10070							
Elevators								
Hydraulic	100%	LIFE	* *					
Trydraune	Other Observation, Extent : Light		00%					
	Location : Cellar To 2nd Floor	, iii ca iijjectea . i	0070					
	Explanation: 1 Unit							
ire Suppression	T							
Sprinkler								
Generic	100%	2039	* *	1-2	\$16,800			

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

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

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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

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



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

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

Asset #: 1944

Architecture	Current Ro	epair	Futur	e Replacement	M	aintenance	
system Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior							
Exterior Walls Cast in Place Concrete	5% Now	\$34,100	LIFE	* *	5	\$14,500	
	Broken/Missing Eleme Location: Basement Exposed Reinforcement Location: Basement	Window At South t, Extent : Severe	Facade , Area A <u>f</u>				
Concrete Masonry Unit	5% 2-4 Cracking/Crumbling, I Location: South Fac Other Observation, Ex Location: South Fac Explanation: Section	ade tent : Moderate, 2 vade	Area Affe	cted : 100%	5	\$1,800	
Maganmu Drials	10% Now	v	LIFE	**	5	¢5 000	1
Masonry: Brick	Misaligned/Bulging, E Location: Over Doo		ea Affect		3	\$5,800	1
Masonry: Brick	30%		LIFE	* *	5	\$17,400	
Stucco Cement	50% 2-4 Diagonal Cracks, Exte				5	\$36,200	
Windows				8 8			
Aluminum	90% Now Ctrwt/Balnc Not Funct Location: Througho Caulking Deteriorated Location: Througho Other Observation, Ex Location: Througho Explanation: Windo	ut , Extent : Severe, ut tent : Severe, Are ut	Area Aff a Affecte	ected : 50% d : 100%	5	\$1,900	
Steel	10% Now Corrosion/Rusting, Ex Location: Fifth Floo Deteriorated Finish, E Location: Fifth Floo Thermally Inefficient, Location: Fifth Floo	r And Stairs xtent : Moderate, r Extent : Moderate	Area Aff	ected : 50%	5	\$2,600	
Parapets							
Masonry: Brick	65% 2-4 Jnt Mortar Miss/Erod, Location : Througho		LIFE te, Area A	* * ffected : 25%	5	\$3,700	
Metal Panel	5% Now Broken/Missing Eleme Location: Coping	\$2,300 nts, Extent : Mod	2048 erate, Ar	* * ea Affected : 15%	5	\$500	
Metal Rail	5% Now	\$800	2033	**	5	\$2,000	
	Deteriorated Finish, E Location : At Corner		Area Aff	ected : 50%			

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

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

Asset #: 1944

Architecture	Current Repair		Future Replacement		Maintenance	
System Component Type	% of Fail Date Est Total (Years)	imated Cost Ye	ar Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior						
Roof Modified Bitumen Skylight, Metal/Glass	95% 5% 2-4	203 \$22,500 203		10	\$13,900	
	Broken/Missing Elements, Location: Throughout	Extent : Light, Are	a Affected : 20%			
Soffits Cast Stone/Terra Cotta	100%	LIF	`F **	5		
nterior	10070	1511	E			
Floors						
Ceramic Tile	5% 4+ Cracking/Crumbling, Exte Location : Throughout	\$18,400 203 ent : Severe, Area A		5	\$1,100	
Marble Panels	5%	LIF	E **	5	\$1,700	
Terrazzo	15% Now Cracking/Crumbling, Exte Location: Lobby	\$33,200 LIF ent : Moderate, Area		5	\$5,400	
Vinyl Tile	75% 2-4 Cracking/Crumbling, Exte	\$30,300 202 ent : Moderate, Area		3	\$12,800	
Interior Walls						
Plaster	100% 4+ Cracking/Crumbling, Exte	\$148,700 LIF ent : Light, Area Aff		5	\$26,700	
Ceilings						
AcousTileSusp.Lay-In	80% 2-4 Cracking/Crumbling, Exte	\$308,000 204 ent : Severe, Area A		5	\$18,300	
	Staining/Discoloring, Exte Location: Throughout	ent : Moderate, Are	a Affected : 50%			
Metal Panel	5%	LIF	E **	5	\$2,900	
Plaster	15% 0-2	\$9,400 LIF		5	\$4,300	
	Water Penetration, Extent Location: Throughout	: Light, Area Affec	ted : 20%			
Site Enclosure						
Fence/Gates Chain Link	100% 4+	\$47,500 203	!Q **			
Chain Link	Corrosion/Rusting, Extent Location: Throughout		00			
Site Pavements						
Parking/Driveway	500/ 4	¢10.200 202	!1 **			
Asphalt	50% 4+ Cracking/Crumbling, Exte Location : Throughout F		71			
Cast in Place Concrete	50% 4+	\$52,300 203	**			
	Cracking/Crumbling, Exte Location: Throughout F	ent : Moderate, Arec				

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

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

Asset #: 1944

Architecture	Current Repair		Future Replacement		Maintenance		
System Component Type	% of Fail Dat Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements							
Activity Yard							
Cast in Place Concrete	85%		2033	* *			
Rubber Matting	15%		2028				

Electrical	Current Repair	Future	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estim Total (Years)	ated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2028	\$5,000	5	\$100	
	Other Observation, Extent:	. 55	ted : 100%			
	Location : Electrical Room					
-	Explanation : Main Service	e Switch Rated 800 Ai	nperes			
Raceway	1000/	2029	\$26,900	1		
Conduit Panelboards	100%	2028	\$36,800	1		
Panelboards Fused Disc Sw	10%	2027	\$3,100	5	\$100	
Molded Case Bkrs	90%	2027	\$3,100	5 5	\$600	
Wiring	9070	2027	\$28,000	3	\$000	
Thermoplastic	100%	2028	\$53,700	1		
Motor Controllers	10070	2020	\$33,700	1		
Locally Mounted	100% 2-4	\$1,200 2033	* *	5	\$100	
Eccuriy Woulded	Corroded, Extent : Light, Ar	*)		3	Ψ100	
	Location: Roof	3,5				
Ground	<u> </u>					
Grounding Devices						
Generic	100%	LIFE	* *	5	\$400	
Stand-by Power						
Transfer Switches						
Manual	100%	2028	\$5,700	5	\$100	
Generators						
Natural Gas	100%	2031	* *	1	\$10,100	
	Other Observation, Extent:		100%			
	Location : Outside Side Ya					
	Explanation: 12.5 Kilowa	tts				
Batteries	1000/	2021	#1 (00	_	#1 000	
Lead/Acid	100%	2021	\$1,600	5	\$1,000	
Lighting						
Interior Lighting	99%	2020	¢442.400	10	¢22.700	
Fluorescent	799% T-12 Lamps And Fixtures, E	2028	\$443,400	10	\$23,700	
	Location: Throughout The		и Ајјестей : 100%	,		
P1	_		Φ4. 5 00	10	Φ200	
Fluorescent	1%	2028	\$4,500	10	\$200	
	Compact Fluorescent Light, Location : Basement	Extent : Light, Area A	<i>ујестеа : 100%</i>			
	Location : Basement					

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

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

Asset #: 1944

Electrical		Current R	epair	Futur	Future Replacement Maintenance		aintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Lighting									
Egress Lighting									
Emergency, Battery	50%			2033	* *	10	\$3,200		
Emergency, Battery	50%			2033	* *	10	\$3,200		
Exterior Lighting									
HID	15%			2028	\$15,400	10			
No Component	85%								
Lightning Protection									
Arresters/Cabling									
Generic	100%			2043	* *	5	\$800		
Alarm									
Security System									
No Component	50%								
Generic	50%			2028	\$41,200	1	\$4,900		
		ervation, Ex : Hallways,	ctent : Moderate, 1 Outside	Area Affe	ected : 100%				
		-	Surveillance Can	nara					
Fire/Smoke Detection	Елрини	non . CCI v	Surveillance Can	ieru					
No Component	70%								
Generic, Analog	30%	0-2	\$42,300	2028	\$84,600	1-3	\$4,400		
Generie, Analog	Malfunctio		t : Moderate, Are			1-3	φτ,του		
	Other Obs	ervation, Ex	ctent : Moderate, 1	Area Affe	ected : 100%				
	Location	: Througho	ut The Building	30					
		_	_	Pull Stati	on, Horns And Smo	oke Dete	ctors		

Mechanical	Current Repair	Futur	Future Replacement		Maintenance		
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Heating							
Energy Source							
Natural Gas	100%	2038	* *	1			
Conversion Equipment							
Steam Boiler	100%	2033	* *	1	\$25,900		
	Other Observation, Extent:	Light, Area Affected	: 100%				
	Location : Basement Boile	er Room					
	Explanation: 2 Units						
Distribution							
Steam Piping/Pump	100%	2028	\$112,800				
Terminal Devices							
Convector/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%						

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

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

Asset #: 1944

Mechanical	Curre	Current Repair Future Replacement		Future Replacement Maintenance				
System Component Type	% of Fail Da Total (Year	ate Estimated Cost s)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
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		
Omt	Other Observation	ı, Extent : Light, Area	Affected	1 · 30%				
		And By Fire Escape S		. 5070				
	-	frigerant Piping Dam		d Missing Insulatio	on.			
No Component	95%	y, 180, and 1 4p.118 2 and		# 17105011 8 1115011011				
Ventilation	9370							
Distribution								
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$14,600		
Exhaust Fans	10070		LII L		2 3	ψ14,000		
Roof	99%		2028	\$41,900	2	\$800		
Wall Unit	1%		2028	\$100	2	φοσο		
wan ome		ı, Extent : Light, Area			2			
	Location : Basen	-	55					
	Explanation: 2	Units						
Plumbing	· · · · · · · · · ·							
H/C Water Piping								
Galvanized Steel	100%		2026	\$112,000	1			
Water Heater				•				
Gas Fired	100%		2027	\$15,600	2	\$400		
	Other Observation	ı, Extent : Light, Area	Affected	! : 100%				
	Location : Boiler	r Room						
	Explanation: 3	Units Installed 2014						
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	* *				
		ı, Extent : Light, Area	Affected	! : 100%				
		nent To 6th Floor						
	Explanation: 2	Units						
Fire Suppression								
Sprinkler	1000/		2010			4-4 2		
Generic	100%		2048	* *	1-2	\$7,300		

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

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

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DEPT. OF HOMELESS SERVICES - 071 STATEN ISLAND FAMILY SHELTER / HOSPITALITY HOUSE

Asset #: 1944

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

Fire Suppression

Chemical System

No Component 99%

Generic 1% 2023 \$300 1-3

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

Location: Kitchen Explanation: Ansul-102

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

Page: 345

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



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

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

Asset #: 4457

Architecture	Curre	ent Repair	Future Replacement Maintenance		aintenance		
System Component Type	% of Fail I Total (Yea	Date Estimated Cost rs)	Year E FY	Sstimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior							
Exterior Walls							
Masonry: Brick	45% Nov	* - ,	LIFE	* *	5	\$25,800	
	-	ling, Extent : Moderate					
		g Stockholm Street And		-	ut		
		n, Extent : Moderate, A Floor Apartments Alon					
		•	-	venue **		Φ2 100	
Masonry: Limestone	5% Nov	+ -)	LIFE		5	\$2,100	
	Location : Thro	ling, Extent : Light, Arc	еи Ајјестеи	. 10/0			
Street Comment	50% Nov		2025	* *		¢25 000	
Stucco Cement		v \$80,300 ling, Extent : Moderate	2035 2 Area Affe		5	\$35,800	
	-	t And South Side Of Bu		ciea : 1570			
Windows		, , , , , , , , , , , , , , , , , , ,					
Aluminum	100% Nov	v \$106,700	2046	* *	5	\$6,100	
	Air Infiltration, E	Extent : Moderate, Ared	a Affected :	50%			
	Location : Thro	nughout					
Parapets							
Masonry: Brick	65%		LIFE	**	5-10	\$41,500	
		on, Extent : Light, Area		100%			
		ways And Interior Fac	re				
M C 1.	Explanation : S		LIDE	* *	-	¢4.100	
Masonry: Sandstone	35% Nov	v \$30,100 ling, Extent : Light, Ar	LIFE		5	\$4,100	
	Location : Thro		еи Ајјестеи	. 10/0			
Roof	Locuiton . Three	ugnoui					
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% Nov		2039	**	5	\$2,900	
		ling, Extent : Light, Ar	ea Affected	: 10%			
	Location : Toile	ets Throughout					
Quarry Tile	5%	*=* **	2043	**	5	\$4,300	
Vinyl Tile	50% Nov		2030	\$253,100	3	\$10,700	
	-	ling, Extent : Moderate		cted : 10%			
	•	rtments And Family Ro		00/			
	-	t, Extent : Light, Area A tments Throughout	нујестеа : 10	170			
Wood		inicius 1 iii ougnout	2045	* *	5	\$22.100	
Wood	30%		2045	· · · ·	5	\$32,100	

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

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

Asset #: 4457

Architecture		Current I	Repair	Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile		Now	\$77,900	2039	* *	5	\$13,500	
	_	Crumbling, 1 : Toilets T	Extent : Moderate hroughout	, Area A	ffected : 15%			
Gypsum Board	60%			LIFE	* *	5-10	\$138,000	
Plaster	20%	Now	\$4,500	LIFE	* *	5	\$8,100	
	_	_	Extent : Moderate nts 4g And 4h	, Area A	ffected : 10%		. ,	
			xtent : Moderate, A nts 4g And 4h	1rea Affe	cted : 10%			
Ceilings	Locuitor	i . Aparime	ms +g Anu +n					
Plaster	100%	Now	\$38,000	LIFE	* *	5	\$34,700	
1 laster			Extent : Severe, A			3	\$34,700	
	_	_	t Mechanical Room	00	лей . 10/0			
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	* *			
		Crumbling, 1 : Through	Extent : Light, Are	ea Affect	ed : 10%			

ectrical	Current Repair	Future Repl	Future Replacement		aintenance		
stem Component Type	% of Fail Date Estima Total (Years)	ted Cost Year Estim FY	ated Cost	Cycle (Yrs)	Estimated Cost	Priority	
der 600 Volts							
Service Equipment							
Fused Disc Sw	100%	2040	* *	5	\$200		
	Other Observation, Extent: L	ight, Area Affected : 100%	6				
	Location : Electrical Room						
	Explanation: One 400 Ampe	ere And Two 200 Ampere	Main Disco	nnect Su	vitches		
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			

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

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

Asset #: 4457

Electrical	Current Repair	Futur	Future Replacement		Maintenance		Maintenance	
System Component Type	% of Fail Date Estima Total (Years)	ated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
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			
	T-12 Lamps And Fixtures, Ex		•					
	Location : Offices, Basemer	nt, Hallway And Sta	irway					
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				
	Other Observation, Extent : I Location : Roof	Light, Area Affected	: 100%					
	Explanation : Operated Via	Timer And Photoce	ell					
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			

lechanical		Current Rep	air	Futur	e Replacement	М	aintenance	
ystem Component Type	% of Total	Fail Date Es (Years)	timated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
eating								
Energy Source								
Natural Gas	100%			2040	* *	1		
Conversion Equipment								
Hot Water Boiler	100%	Now	\$41,400	2028	\$414,000	1	\$24,500	
	Controller	Not Working,	Extent : Severe	, Area Ą	ffected : 20%			
	Location	: Automatic T	emperature Co	ntrols In	Boiler Room			
	Other Obse	ervation, Exter	it : Light, Area	Affected	: 100%			
	Location	: Boiler Room						
	Explanat	ion : 5 Gas Fin	red Modular H	ot Water	Boiler At 300,000	BTU Per	· Hour Each	
Distribution								
Hot Wtr Piping/Pump	100%			2038	* *	4	\$4,100	
Terminal Devices								
Convector/Radiator	100%			2035	* *	1	\$17,800	

Air Conditioning

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

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

Asset #: 4457

Mechanical		Current Rep	air	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Es (Years)	timated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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	1000/			2025	* *			
Galvanized Steel	100%			2035	* *	1		
Water Heater	1000/			2025	# 22 000	2	0000	
Gas Fired	100%	F	.4 . 1:-1.4 4	2025	\$32,800	2	\$800	
	Other Observation, Extent: Light, Area Affected: 100%							
	Location : Boiler Room Explanation : Two Units At 100 Gallons Each							
C 't D' '	Expianat	ion : Two Unii	s At 100 Gailo	ns Eacn				
Sanitary Piping Cast Iron	100%	Now	\$19,700	LIFE	* *	1		
Cast Iron			oderate, Area			1		
			ciling In The R					
Ctarra Duain Dining	Locuiton	. Busement Ce	tung in The K	eur Oj 11	ie Building			
Storm Drain Piping Cast Iron	100%			LIFE	* *	1		
	10070			LIFE		1		
Sump Pump(s) Non-Submersible	100%			2030	\$8,200	4	\$1,700	
Fixtures	10070			2030	\$6,200	4	\$1,700	
Generic	100%							
	10070							
Fire Suppression Sprinkler								
No Component	95%							
Generic	5%			2040	* *	1-2	\$800	
Generic	370			2040		1-2	\$600	

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

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

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Print Date: 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

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	\$1.924.000	£2 429 200		

Total	\$1,824,000	\$3,428,300

Total	\$201,500	\$89,500	\$43,100	\$49,000
Importance Code C	\$34,100			
Importance Code B	\$136,400	\$82,300	\$36,300	\$42,200
Importance Code A	\$31,000	\$7,200	\$6,800	\$6,800
Total	\$201,500	\$89,500	\$43,100	\$49,000
Elevators/Escalators	\$17,800	\$17,800	\$17,800	\$17,800
Mechanical	\$55,600	\$51,700	\$19,000	\$14,900
Electrical	\$45,000	\$17,300	\$6,300	\$6,100
Interior Architecture	\$58,900	\$2,600		\$10,200
Exterior Architecture	\$24,200	\$200		
EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024



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

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

Asset #: 1956

Architecture	Current Rep	air	Futur	e Replacement	M	aintenance		
System Component Type	% of Fail Date Es Total (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
xterior								
Exterior Walls Cast Stone/Terra Cotta	10% Now Cracking/Crumbling, Ex Location: Throughout	_	LIFE a Affecte	* * ed : 10%	5	\$68,800		
Masonry: Brick	90% Now Jnt Mortar Miss/Erod, E Location: Walls Facin Spalling, Extent: Moder Location: Walls Facin Worn/Eroded, Extent: M Location: Walls Facin	xtent : Moderate g Courtyard, Bu ate, Area Affecte g Courtyard, Bu Ioderate, Area A	lkhead ed : 20% lkhead ffected :	, ,	5	\$79,300		
Windows								
Aluminum	95% Now Ctrwt/Balnc Not Funct, 1 Location: Throughout	\$14,600 Extent : Light, An	2043 rea Affe	* * cted : 10%	5	\$1,700		
Steel	Location : Stairs Deteriorated Finish, Ext Location : Stairs	5% Now \$9,600 2052 ** 5 \$1,100 Corrosion/Rusting, Extent: Moderate, Area Affected: 25% Location: Stairs Deteriorated Finish, Extent: Moderate, Area Affected: 50% Location: Stairs Thermally Inefficient, Extent: Moderate, Area Affected: 50%						
Parapets								
Cast Stone/Terra Cotta	3%	4.50 (0.0	LIFE	* *	5	\$1,500		
Masonry: Brick	70% Now \$53,600 LIFE ** 5 \$4,500 Cracking/Crumbling, Extent: Light, Area Affected: 10% Location: Throughout Jnt Mortar Miss/Erod, Extent: Light, Area Affected: 10%							
M.4.1D 1	Location: Throughout		2047	* *		ቀ ደለሳ		
Metal Panel Metal Rail	2% 25%		2047 2040	**	5 5-10	\$500 \$28,700		
Roof	2370		2070		2 10	Ψ20,700		
Cast in Place Concrete	3%		LIFE	* *				
Modified Bitumen	92%		2032	* *	10	\$38,700		
Skylight, Plastic	5%		2040	* *	1			

Interior

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

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

Asset #: 1956

Architecture	Current	Future Replacement		M	Maintenance			
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year I FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
nterior								
Floors	100/ N	¢22.200	LIEE	* *	-	¢22 400		
Cast in Place Concrete	10% Now Cracking/Crumbling	\$22,200 Extent: Moderate	LIFE		5	\$22,400		
	Location : Storage			2570				
	Uneven Surface, Ext			: 25%				
	Location : Storage	Room In Basement						
Ceramic Tile	5%		2036	* *	5	\$5,100		
Quarry Tile	5% Now	\$61,300	2032	* *	5	\$3,800		
	Broken/Missing Elen	ients, Extent : Mod	erate, Ared	a Affected : 50%				
	Location: Kitchen							
	Cracking/Crumbling	, Extent : Severe, A	rea Affecte	ed : 50%				
	Location : Kitchen			20 J = 00 /				
	Jnt Mortar Miss/Ero	d, Extent : Modera	te, Area A <u>f</u>	fected: 50%				
T. 1 m. 1	Location : Kitchen	Φπο (00	2025	Φ.σ.σ.σ.ο.ο.		#20 7 00		
Vinyl Tile	80% 0-2	\$72,600	2027	\$725,900	3	\$30,700		
	Cracking/Crumbling Location: Through	-	еа Ајјестеа	1:10%				
Interior Walls	Location . Through	Out						
Ceramic Tile	5%		2036	* *	5	\$2,500		
Gypsum Board	15%		LIFE	* *	5	\$4,400		
Plaster	80% Now	\$32,900	LIFE	* *	5	\$11,800		
	Cracking/Crumbling, Extent : Light, Area Affected : 10% Location : Throughout							
	Water Penetration, Extent : Light, Area Affected : 10%							
	Location : Through	out						
Ceilings	100/		2040	* *	-	Ø10 2 00		
AcousTileSusp.Lay-In AcousTileSusp.Lay-In	10% 5%		2040 2032	* *	5	\$10,200 \$5,100		
Exposed Concrete	10% Now	\$68,700	LIFE	* *	5 5	\$1,600		
Exposed Concrete	Cracking/Crumbling			ected · 20%	3	\$1,000		
	Location : Boiler R		, 11. 00 11,5,5	20,0				
	Loose/Delam Surface		e, Area Af	fected : 20%				
	Location : Boiler R							
Exposed Struc: Steel	5% Now	\$449,500	LIFE	* *				
•	Broken/Missing Elen	•	re, Area Ą	ffected : 50%				
	Location : Space B	elow Ramp At Wes	t Side					
	Corrosion/Rusting, E			: 100%				
	Location : Space B	elow Ramp At Wes	t Side					
Plaster	70%		LIFE	* *	5	\$44,800		

Electrical		Current Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of 1 Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

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

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

Asset #: 1956

Electrical	Current Repair	Futu	e Replacement	Maintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Service Equipment Fused Disc Sw	100% Other Observation, Extent : Moderate, Location : Electrical Room	2027 Area Affe	\$21,700 ected : 100%	5	\$300	
	Explanation: One 1600 Ampere Main	n Disconr	nect Switch			
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 Insulation Aged, Extent : Moderate, Ard Location : Basement	2052 ea Affecte	* * ed : 100%	1		
Thermoplastic	80%	2027	\$128,200	1		
Motor Controllers Locally Mounted	100%	2025	\$72,800	5	\$500	
Ground			4: 7:::		****	
Grounding Devices Generic	100%	LIFE	* *	5	\$1,000	
Stand-by Power Transfer Switches						
Automatic	100%	2025	\$11,700	1	\$21,200	
Generators Diesel	100% Other Observation, Extent: Moderate, Location: Generator Room - Sub-bas Explanation: One 200 Kilowatt		\$92,000 ected : 100%	1	\$26,600	
Batteries	Explanation . One 200 Knowaii					
Lead/Acid	100%	2021	\$1,600	5	\$2,500	
Fuel Storage Day Tank	50% Other Observation, Extent : Moderate,	2026 Area Affe	\$2,600 ected : 100%	5	\$6,400	
	Location: Sub-basement Explanation: One 50 Gallon Tank	-2				
Main Tank	50% Other Observation, Extent: Moderate, Location: Sub-basement Explanation: 275 GallonsTank	2030 Area Affe	\$4,300 ected : 100%	5	\$1,000	

Lighting

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

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

Asset #: 1956

Electrical	Current Repair	r Futur	e Replacement	Maintenance		
System Component Type	% of Fail Date Estin Total (Years)	mated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting						
Interior Lighting						
Fluorescent	88%	2032	* *	10	\$55,500	
	Other Observation, Extent	: Light, Area Affected	! : 100%			
	Location : Throughout Th	ne Building				
	Explanation: T-8 Lamps					
Fluorescent	2%	2032	* *	10	\$1,300	
	Other Observation, Extent	: Moderate, Area Affe	ected : 100%			
	Location : Throughout Th	ne Building				
	Explanation: Compact F	luorescent Lamps				
Fluorescent	10%	2022	\$117,800	10	\$6,300	
	T-8 Lamps And Fixtures, E	xtent : Moderate, Are			4 - 9	
	Location : Throughout Th	ne Building				
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			
ystem Component Type	% of Total	Fail Date E (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
eating									
Energy Source									
Fuel Oil No 2	100%			2037	* *	5	\$21,300		
	Other Obse	Other Observation, Extent : Light, Area Affected : 100%							
	Location	: Basement							
	Explanati	ion : Oil Tan	ks, 10,000 Gallo	ns Each					
Conversion Equipment									
Steam Boiler	100%			2047	* *	1	\$68,100		
	Other Observation, Extent : Light, Area Affected : 100%								
	Location	: Sub-basem	ent						
	Explanati	ion : 3 Units							
Distribution									
Central Plant Steam	100%	Now	\$113,600	2037	* *	4	\$3,400		
Piping/Pmp									
	Corroded,	Extent : Seve	ere, Area Affecte	d: 50%					
	Location	: Basement							

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

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

Asset #: 1956

Mechanical		Current Repair	Future Replacement Maintenance			aintenance				
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority			
Heating										
Terminal Devices										
Convector/Radiator	100%		2025	\$359,400	1	\$22,200				
Air Conditioning										
Energy Source				di di						
Electricity	100%		2035	* *	1					
Conversion Equipment										
Int Pkg Unit -	15%		2025	\$214,100	2	\$600				
Heating/Cooling	D 44 D 4.			1.50/						
		R-22 Refrigerant, Extent : Light, Area Affected : 15% Location : 1st,2nd And 4th Floor								
**** 1 /*** 11 *** 1.		. 13t,2na Ana 4th 1 tool	2022	Φ= 000						
Window/Wall Unit	5%		2022	\$7,000	1					
No Component	80%									
Ventilation										
Distribution	100/		LIDE	* *	2.5	Φ2.000				
Ductwork/Diffusers	10%		LIFE	~ ~	2-5	\$3,800				
No Component	90%									
Exhaust Fans	100/		2022	#11.100		#200				
Roof	10%		2022	\$11,100	2	\$200				
Wall Unit	15%		2027	\$3,600	2	\$300				
No Component	75%									
Plumbing										
H/C Water Piping	500 /		2027	#250.200						
Brass/Copper	50%	DI 07.400	2027	\$250,200	1					
Galvanized Steel		Now \$7,400	2025	\$147,300	1					
		Extent: Severe, Area Affecte								
	Location	: Sub-basement And Water N	1ain							
HW Heat Exchanger	1000/		2025	#10C000		AC 000				
Steam Fired	100%		2027	\$106,900	4	\$6,800				
Sanitary Piping	1000/			di di						
Cast Iron	100%		LIFE	* *	1					
Storm Drain Piping	1000/			ماد ماد						
Cast Iron	100%		LIFE	* *	1					
Sump Pump(s)	1000/		• • • •	di di		4				
Non-Submersible	100%		2037	* *	4	\$2,200				
Backflow Preventer				di di						
Generic	100%		2035	* *	1	\$4,200				
Fixtures										
Generic	100%									
Vertical Transport										
Elevators										
Geared Traction	100%		LIFE	* *						
		ervation, Extent : Light, Area	00							
	Unit From	: 1 Unit From Sub-basement m Sub-basement To 1st Floor ion : 3 Units		Floor, 1 Unit From	Baseme	nt To 6th Floor, 1				
ire Suppression	7									

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.

Asset #: 1956

lechanical		Current F	Repair	Futur	e Replacement	M	laintenance	
vstem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
re Suppression								
Standpipe								
Generic	100%			2027	\$279,700	1-5	\$35,900	
Sprinkler								
Generic	100%	Now	\$32,900	2027	\$657,300	1-2	\$16,700	
	Corroded,	Extent : Se	vere, Area Affecte	d: 20%				
	Location	: Basemen	t					
Fire Pump								
Generic	100%	Now	\$2,200	2023	\$43,200	1	\$11,600	
	Corroded,	Extent : Se	vere, Area Affecte	d: 10%				
		: Basemen						
Chemical System								
Generic	100%			2025	\$27,200	1-3	\$3,700	

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

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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

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



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

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

DEPT. OF HOMELESS SERVICES - 071 UNIVERSITY AVE. FAMILY RESIDENCE

Asset #: 4449

rchitecture	Current Repair	Future Replacement	Maintenance		
stem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
terior Exterior Walls	50/ 4: 05.500	1155 **	_	ф2, 5 00	
Masonry: Brick	5% 4+ \$5,500 Vertical Cracks, Extent: Moderate, Art Location: Front Facade Water Penetration, Extent: Moderate, Location: Bulkheads A And B	ea Affected : 5%	5	\$3,500	
Metal Panel	2% Now \$1,000 Deformed/Dented, Extent : Severe, Are Location : Throughout	2050 ** a Affected : 10%	5	\$2,600	
Pre-Cast Concrete	3% Now \$7,200 Water Penetration, Extent : Severe, Are Location : Throughout	LIFE ** ea Affected : 10%	5	\$6,800	
Stucco Cement	90% Now \$376,900 Cracking/Crumbling, Extent : Severe, A Location : Throughout	2035 ** Area Affected : 20%	5	\$78,000	
Windows					
Aluminum	95% 4+ \$129,700 Air Infiltration, Extent: Moderate, Are Location: Throughout Ctrwt/Balnc Not Funct, Extent: Severe Location: Throughout		5	\$14,800	
Metal Clad	5% 4+ \$84,700 Bent/Warped Elements, Extent: Severe Location: Stairs Deteriorated Finish, Extent: Severe, A Location: Stairs Thermally Inefficient, Extent: Moderat Location: Stairs	rea Affected : 50%	5	\$4,900	
Parapets					
Pre-Cast Concrete	5% Now \$1,100 Jnt Mortar Miss/Erod, Extent: Modera Location: Coping Open Joints, Extent: Moderate, Area A Location: Coping Other Observation, Extent: Light, Area Location: Parapet Wall Coping Ston Explanation: Covered With Metal Pa	ffected : 25% n Affected : 100% es nn Coping	5	\$1,900	
Stucco Cement	95% Now \$30,800 Cracking/Crumbling, Extent: Moderat Location: Throughout Sub-basement Water Penetration, Extent: Moderate, Location: Throughout, Gas Meter Ro Other Observation, Extent: Light, Area Location: Parapet Wall Explanation: Covered With Metal Po	Area Affected : 10% nom, Compactor Room n Affected : 100%	5	\$7,400	

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

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

DEPT. OF HOMELESS SERVICES - 071 UNIVERSITY AVE. FAMILY RESIDENCE

Asset #: 4449

Architecture	Current Repair		Future Replacement		Maintenance		
System Component Type	% of Fail Date E Total (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior							
Roof Modified Bitumen	95% Now	\$52,800	2030	\$527,600			1
Wodiffed Bituffeli	Water Penetration, Exte Location: Building C,	nt : Severe, Ared	a Affected				1
Skylight, Metal/Glass	5% Now Water Penetration, Exte Location: Stairs A An. Other Observation, Exte Location: Roof Of Bu. Explanation: Some Sk	d C ent : Light, Area ilding C	Affected :				
Interior							
Floors	20/		2020	#27 000	2	#2 000	
Carpet	2%	Φ. 7. 200	2029	\$25,900	3	\$2,900	
Cast in Place Concrete	5% Now Water Penetration, Exte Location: Sub-baseme Other Observation, Exte Location: Sub-baseme Explanation: Ground	ent Floor ent : Severe, Are ent	00	: 5%	5	\$10,600	
Ceramic Tile	10% Now Cracking/Crumbling, Ex Location: Staff Restro			* * ed : 25%	5	\$4,900	
Quarry Tile	3%		2035	* *	5	\$4,400	
Vinyl Tile	30% Now Cracking/Crumbling, Ex Location: Throughout		2035 rea Affect	* * ed : 10%	3	\$10,900	
Wood	50% 0-2 Deteriorated Finish, Ext. Location: Throughout	\$334,300 tent : Moderate,	2045 Area Affe	* * ccted : 30%	5	\$45,600	
Interior Walls							
Ceramic Tile	2% Now Broken/Missing Elemen. Location: Basement C Loose/Delam Surface, E Location: Basement	Cooridor			5	\$2,500	
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	
	Cracking/Crumbling, Ex Location : Throughout		rea Affect	ed : 10%			
Plaster	35%		LIFE	* *	5-10	\$73,800	

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

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

DEPT. OF HOMELESS SERVICES - 071 UNIVERSITY AVE. FAMILY RESIDENCE

Asset #: 4449

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								
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	* *			
	Cracking/	Crumbling,	Extent : Moderate	, Area A	ffected : 2%			
	Location	: Universit	y Ave At Front En	try				
On-Site Walkways								
Cast in Place Concrete	95%			2043	* *			
Pavers/Stone	5%			2039	* *			

Electrical	Current Repai	r Future Repla	Future Replacement		Maintenance	
System Component Type	% of Fail Date Esti Total (Years)	mated Cost Year Estima FY	ited Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2040	* *	5	\$300	
	Other Observation, Extent	: Light, Area Affected : 100%				
	Location : Electrical Roc	om Basement				
	Explanation: One 1,200	Ampere And One 800 Ampere	Main Dis	connect S	Switch	
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						

0 0

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

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

DEPT. OF HOMELESS SERVICES - 071 UNIVERSITY AVE. FAMILY RESIDENCE

Asset #: 4449

Electrical	Current Repair	Future	Replacement	Maintenance		
System Component Type	% of Fail Date Estimat Total (Years)	ted Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting						
Interior Lighting						
Fluorescent	65%	2030	\$724,000	10	\$38,800	
	Compact Fluorescent Light, E. Location : Apartment Units	xtent : Light, Area 2	Affected : 100%			
Fluorescent	15%	2030	\$167,100	10	\$8,900	
	T-9 Lamps And Fixtures, Exter Location: Apartment Units	nt : Light, Area Affé	ected : 100%			
Fluorescent	10%	2030	\$111,400	10	\$6,000	
	T-8 Lamps And Fixtures, Exter				+ - ,	
	Location : Offices, Electrical					
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			
System Component Type	% of Fail Date E Total (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Heating								
Energy Source								
Natural Gas	100%		2040	* *	1			
Conversion Equipment								
Hot Water Boiler	100%		2047	* *	1	\$32,100		
	Other Observation, Exte Location : Sub-cellar	ent : Light, Area	Affected	!: 100%				
	Explanation: 1 Unit							
Distribution								
Hot Wtr Piping/Pump	100% 0-2	\$29,700	2029	\$98,900	4	\$3,200		
	Corroded, Extent : Mod Location : Sub-cellar	. 55	cted : 40	9%				

Maintenance \$ are aggregated over a ten-year period. Site specific 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 I	Repair	Futur	e Replacement	Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
leating								
Terminal Devices								
Convector/Radiator	Location Not in Ser	Extent : M : Sub-cello	\$101,900 Toderate, Area Affe ar, Cellar And Var. t : Moderate, Area Locations	ious Floc	ors	1	\$18,900	
Air Conditioning								
Energy Source Electricity	100%			2038	* *	1		
Conversion Equipment Interior Pkg Unit - Cooling	20%	0-2	\$189,800	2028	\$474,600	2	\$600	
			t : Moderate, Area ar And Cellar	Affected	: 70%			
			tent : Light, Area A ar And Cellar	ffected :	100%			
Window/Wall Unit No Component	5% 75%			2025	\$6,600	1		
ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$57,400	
Exhaust Fans								
Interior	20%			2030	\$45,200	2	\$400	
Roof	80% Not in Ser Location	vice, Exten	\$16,900 t : Moderate, Area	2030 Affected	\$84,300	2	\$1,300	
lumbing								
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		0-2 ent, Extent e : Rooms 5	\$6,600 : Moderate, Area A -a, 5-f	LIFE Affected .	**	1		
Sump Pump(s) Submersible	100%			2021	\$2,200	4	\$2,100	
Backflow Preventer Generic	100%			2030	\$16,100	1	\$4,000	
Fixtures Generic		Fixtures, Ex 1: Various	ctent : Severe, Area Floors	Affected				

Fire Suppression

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

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

DEPT. OF HOMELESS SERVICES - 071 UNIVERSITY AVE. FAMILY RESIDENCE

Asset #: 4449

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

Maintenance \$ are aggregated over a 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 : 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



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

chitecture	Current l	Repair	Futur	e Replacement	M	aintenance			
tem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit		
erior									
Exterior Walls									
Cast in Place Concrete	10% Now Cracking/Crumbling Location: Through		LIFE , Area A	* * ffected : 10%	5	\$75,700			
Cast Stone/Terra Cotta	5% Now Cracking/Crumbling, Location: Through	out	v		5	\$59,200			
	Diagonal Cracks, Extent : Moderate, Area Affected : 30% Location : Throughout								
Masonry: Brick	80% Now Cracking/Crumbling Location: Through Jnt Mortar Miss/Erod	\$762,100 Extent : Moderate out d, Extent : Moderat		-	5	\$121,100	1		
	Location: Through Loose Units, Extent: Location: Through	Severe, Area Affec	ted : 40%	%					
Stucco Cement	5%		2035	* *	5	\$18,900			
Windows									
Aluminum	95% Now Air Infiltration, Exter Location: Through Broken/Missing Elen	out			5	\$9,000			
	Location : Throughout								
	Ctrwt/Balnc Not Fun Location : Through		ite, Area	Affected : 30%					
Metal Louvers	5% 0-2 Corrosion/Rusting, E Location : Through	-	2039 Affected	**					
Parapets	1000/		2025	* *	5 10	407.000			
Metal: Cage/Fence	100%		2035	Υ Ť	5-10	\$86,800			
Roof Modified Bitumen	97%	¢115 400	2038	* *	10	\$60,600			
Skylight, Metal/Glass	3% Now Corrosion/Rusting, E Location: Bulkhead Glazing Broken/Crac Location: Bulkhead Water Penetration, E	ds, Throughout ked, Extent : Mode ds, Throughout	rate, Are	cted : 25% ea Affected : 10%					

Interior

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

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

DEPT. OF HOMELESS SERVICES - 071 URBAN FAMILY CENTER

Asset #: 4445

Architecture		Current I	Repair	Future Replacement		M	Maintenance			
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	¢14.000			
Cast in Place Concrete	Cracking/	Crumbling,	\$1,500 Extent : Light, Ard at Mechanical Room	ea Affecto		5	\$14,900			
Ceramic Tile	10%	Now	\$55,100	2039	* *	5	\$6,800			
			Extent : Moderate ns In Apartments	e, Area Aj	ffected : 30%					
Vinyl Tile	85%	0-2	\$51,400	2030	\$1,027,100	3	\$43,500			
	Location Worn/Eroc	racking/Crumbling, Extent : Light, Area Affected : 5% Location : Basement And 1st Floor Offices, Apartments Throughout orn/Eroded, Extent : Light, Area Affected : 75% Location : Basement And 1st Floor Offices, Apartments Throughout								
Interior Walls				,, <u>F</u>						
Cast in Place Concrete	10%			LIFE	* *	10	\$89,700			
Ceramic Tile	5%	Now	\$51,600	2039	* *	5	\$9,000			
3000000	Broken/Mi	roken/Missing Elements, Extent : Moderate, Area Affected : 20% Location : Apartments Bathrooms Throughout								
Concrete Masonry Unit	5%			LIFE	* *	5	\$14,400			
Gypsum Board	Cracking/	_	\$15,500 Extent : Light, Ard nts Throughout	LIFE ea Affecto	* * ed : 10%	5	\$21,500			
Plaster	Location Water Pen	: Staircase etration, E	Extent : Moderate es Throughout extent : Moderate, 2 es Throughout			5-10	\$213,600			
Ceilings			-							
AcousTileSusp.Lay-In	10%			2043	* *	5	\$12,800			
Gypsum Board	20%	0-2	\$13,500	LIFE	* *	5	\$32,000			
7.	_	Crumbling, : Through	Extent : Light, Are	ea Affecti	ed : 10%		·			
Plaster	Cracking/o Location Water Pen	: Bulkhead	xtent : Moderate, 2			5	\$55,900			
Site Enclosure										
Fence/Gates										
Iron Picket			Extent : Light, Are out Main Entrance		* * d : 50%					
Retaining Walls Cast in Place Concrete	100%			2065	* *					
Site Pavements	-0070									

Site Pavements

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

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

DEPT. OF HOMELESS SERVICES - 071 URBAN FAMILY CENTER

Asset #: 4445

Architecture	Cui	rent Repair	Futui	re Replacement	M	laintenance	
System Component Type		Date Estimated Cost ears)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements Public Sidewalk							

Public Sidewalk

Cast in Place Concrete 100% Now \$10,000 2043 **

Cracking/Crumbling, Extent: Moderate, Area Affected: 10%

Location: West Side Of Building

Misaligned/Bulging, Extent: Moderate, Area Affected: 5%

Location: West Side Of Building

Tripping Hazard, Extent: Moderate, Area Affected: 5%

Location: West Side Of Building

On-Site Walkways

Cast in Place Concrete

100% 0-2

\$28,500

2043

* *

Sinking/Subsiding, Extent: Moderate, Area Affected: 10%

Location: Rear Alley

ectrical		Current Repair		Future Replacement		Maintenance			
stem Component Type	% of Total	Fail Date Es (Years)	timated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit	
der 600 Volts									
Service Equipment	4000/		**	• 0 < 0	de de	_	4.00		
Fused Disc Sw	100%	0-2	\$38,600	2060	**	5	\$200		
			nt : Light, Area	Affected	: 100%				
		: Electrical R		ъ.	. G I . E . I	C.I.	G. OCP		
G : 1 /G : 11 1	Explana	tion : Two 800	Ampere Main	Disconne	ect Switches. Enclo	sure Sho	ws Signs Of Rust.		
Switchgear / Switchboard	1000/	0.2	¢137.400	2060	* *	_	#200		
Fused Disc Sw	100%	0-2	\$127,400	2060		5	\$200		
		Other Observation, Extent : Light, Area Affected : 100% Location : Basement							
			nt Shows Signs	Of Bust					
D	Expiana	ion : Equipme	ni snows signs	Oj Kusi.					
Raceway Conduit	15%			2030	\$15,500	1			
Conduit	85%			2030	\$87,800	1			
Panelboards	0370			2030	Ψ07,000				
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					4,.00		+-,, ••		
Braided Cloth	10%	0-2	\$16,000	2055	* *	1			
			Light, Area Af		100%	-			
		: Basement							
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

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

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

DEPT. OF HOMELESS SERVICES - 071 URBAN FAMILY CENTER

Asset #: 4445

Electrical	Current Repair	r Futur	e Replacement	Maintenance				
System Component Type	% of Fail Date Estin Total (Years)	mated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Ground								
Grounding Devices								
Generic	100% 2-4	\$9,900 LIFE	* *	5	\$1,300			
	Other Observation, Extent: Light, Area Affected: 100%							
	Location: Basement							
	Explanation : Corroded							
Lighting								
Interior Lighting			* *		***			
Fluorescent	100%	2030	\$1,564,300	10	\$83,700			
	Other Observation, Extent	: Light, Area Affected	! : 100%					
	Location : Throughout							
	Explanation : Using T8 L	amps						
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%							

lechanical		Current Re	pair	Futur	e Replacement	M	aintenance	
ystem Component Type	% of Total	Fail Date E (Years)	Sstimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
eating								
Energy Source								
Interruptible Gas/Dual Fuel	100%	4+	\$48,900	2050	* *	1		
	Not in Serv	rice, Extent :	Moderate, Area	Affected	: 100%			
					l Delivery System es On Temporary			
Conversion Equipment					1			
Steam Boiler	100%	Now	\$288,400	2035	* *	1	\$81,400	
	Damaged, Extent : Severe, Area Affected : 100%							
		: Equipment nporary Hea	U	g Hurric	ane Sandy, The Fo	icility Pr	esently Operates	
	Other Obs	ervation, Ext	ent : Light, Area	Affected	: 100%			
	Location	: Basement						
	Explanat	ion : 2 Units						
Distribution	***							
Central Plant Steam Piping/Pmp	100%	4+	\$754,200	2050	* *	4	\$4,500	
		ed Life, Exter : Throughou	nt : Moderate, Al	rea Affec	ted : 100%			

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

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

DEPT. OF HOMELESS SERVICES - 071 URBAN FAMILY CENTER

Asset #: 4445

Mechanical	Curre	ent Repair	Future Replacement		Maintenance			
ystem Component Type	% of Fail D Total (Yea	eate Estimated Cost rs)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit	
eating Terminal Devices Convector/Radiator	95% 4+ On Extended Life Location : Thro	\$226,600 , Extent : Severe, Area ughout	2043 Affected	**	1	\$25,200		
Fan Coil Unit/Heat	5%		2025	\$66,700	1	\$1,500		
ir Conditioning	2,3			\$00,700		\$1,000		
Energy Source	1000/		2046	* *	1			
Electricity	100%		2046	* *	1			
Conversion Equipment Window/Wall Unit No Component	10% 90%		2028	\$18,600	1			
entilation								
Distribution Ductwork/Diffusers No Component	20% 80%		LIFE	* *	2-5	\$16,100		
Exhaust Fans Roof	10%		2030	\$14,800	2	\$300		
No Component	90%							
lumbing H/C Water Piping Brass/Copper	100%		2040	* *	1			
HW Heat Exchanger Steam Fired		\$71,000 stent : Severe, Area Afj ment, Equipment Was			4 e Sandv	\$9,000		
Sanitary Piping		7 1 1						
Cast Iron	Location: Thro	n, Extent : Severe, Are	LIFE va Affected	* * d : 100%	1			
Cast Iron	10% 0-2 Damaged, Extent	\$65,200 : Severe, Area Affecte		* *	1			
 	Location: Thro	ughout Residence Bath	rooms, L	Defective Bath Tub	e Triple I	Lever Valves		
Storm Drain Piping Cast Iron	100% 4+ On Extended Life Location : Thro	\$92,900 , Extent : Moderate, An ughout	LIFE rea Affect	* * ted : 100%	1			
Sump Pump(s) Non-Submersible		\$2,700 Extent : Moderate, Area ment, 4 Of 8 Defective		* * l : 50%	4	\$400		
Non-Submersible	80%		2025	\$10,900	4	\$2,300		
Backflow Preventer Generic	100%		2030	\$22,700	1	\$5,600		
Fixtures Generic	100%							

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

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

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

DEPT. OF HOMELESS SERVICES - 071 URBAN FAMILY CENTER

Asset #: 4445

Mechanical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Fire Suppression Sprinkler				
No Component Generic	70% 30%	2040 **	1-2 \$7,700	

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

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

Print Date: 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



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

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

Asset #: 4458

Architecture		Current F	Repair	Futur	re Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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		Now	\$700	2035	* *	5	\$1,800	
		/Rusting, E : Through	xtent : Moderate, 2 out	1rea Affe	ected : 30%			
Roof								
Modified Bitumen	49%			2030	\$84,900	10	\$6,000	
Modified Bitumen	49%			2038	* *	10	\$6,000	
	Recent Rep Location		ent, Extent : Light,	Area Aff	ected : 100%			
Skylight, Metal/Glass	2%	Now	\$3,800	2040	* *			
	Location	: Bulkhead	ings, Extent : Mod d					
		etration, E : Bulkhead	xtent : Light, Area d	Affected	! : 5%			
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	* *			

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

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

Asset #: 4458

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure								
Retaining Walls								
Cast in Place Concrete	50%			2065	* *			
Masonry: Brick	50%	0-2	\$200	2040	* *			
	Jnt Morta	r Miss/Erod	d, Extent : Moderat	e, Area A	Affected : 2%			
	Location	: Main En	try Ramp					
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2035	* *			
On-Site Walkways								
Cast in Place Concrete	50%			2035	* *			
Pavers/Stone	50%			2039	* *			
Activity Yard								
Rubber Matting	100%			2035	* *			

Electrical	Current Repair	Future Repl	acement	Maintenance		
System Component Type	% of Fail Date Estimated Total (Years)	l Cost Year Estim	nated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2040	* *	5	\$200	
	Other Observation, Extent : Ligh	nt, Area Affected : 100%	6			
	Location: Electrical Room					
	Explanation: One 400 Ampere	And Two 200 Amperes	s Main Disc	onnect S	witches.	
Switchgear / Switchboard						
Fused Disc Sw	100%	2040	* *	5	\$200	
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	

Lighting

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

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

Asset #: 4458

Electrical	Current R	lepair	Future	e Replacement	М	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting							
Interior Lighting							
Fluorescent	95%		2038	* *	10	\$39,200	
	Other Observation, Ex	-	Affected	: 100%			
	Location : Througho	out Building					
	Explanation: T-8 La	amp Type Fixtures	Installed	! In 2017.			
Fluorescent	5%		2025	\$38,600	10	\$2,100	
	Other Observation, E.	xtent : Light, Area	Affected	: 100%			
	Location: Basement	t					
	Explanation: T-12 I	Lamp Type Fixture	s In The	Basement Area.			
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	
	Other Observation, Ex	xtent : Light, Area	Affected	: 100%			
	Location: Througho	out Building					
	Explanation: The F	ire Alarm System	Is Not Op	erational.			

Mechanical	Current Repair	Future Repl	acement	M	aintenance	
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Estin FY		Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Natural Gas	100%	2050	* *	1		
Conversion Equipment						
Hot Water Boiler	100%	2035	* *	1	\$22,300	
	Other Observation, Extent : Ligh	t, Area Affected : 1009	%			
	Location : Boiler Room					
	Explanation: 3 Gas Fired Mod	lular Hot Water Boiler	s, Hydrotherm	720,0	00BTU/HR	
Distribution						
Hot Wtr Piping/Pump	100%	2038	* *	4	\$3,300	
Terminal Devices						
Convector/Radiator	100%	2035	* *	1	\$14,500	
Air Conditioning						
Energy Source						
Electricity	100%	2046	* *	1		

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

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

Asset #: 4458

Mechanical		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment								
Window/Wall Unit	25%			2025	\$22,900	1		
No Component	75%							
Ventilation Distribution								
Distribution Ductwork/Diffusers	50%			LIFE	* *	2-5	\$19,900	
No Component	50%			LIFE		2-3	\$19,900	
Exhaust Fans	3070							
Roof	100%	Now	\$21,900	2030	\$72,900	2	\$1,100	
1001			nt : Severe, Area A			_	\$1,100	
	Location	_		,,,				
Plumbing		-						
H/C Water Piping								
Brass/Copper	100%			2040	* *	1		
Water Heater								
Gas Fired	100%			2029	\$26,800	2	\$700	
			Extent : Light, Area					
			nt, One Newly Insta					
			Extent : Light, Area	Affected	: 100%			
		: Basemer		120	C 11 T 1			
C '4 D'	Explana	tion : Iwo	71 Gallon Tanks, T	wo 120 (sallon Tanks			
Sanitary Piping Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping	10070			LIFE		1		
Cast Iron	100%			LIFE	* *	1		
Fixtures	10070			LII L		-		
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	99%							
Generic	1%			2050	* *	1-2	\$100	
			Extent : Light, Area	Affected	1:1%			
		: Laundry						
Explanation: One Sprinkler Head Observed In Laundry Room								

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

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

FY 2024

\$32,900

\$1,600

\$37,600

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

EXPENSE

Importance Code B

Importance Code C

Total

Block : 2425 Lot : 20 BIN : 2102353

FY 2021

\$143,500

\$29,500

\$258,800

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

Exterior Architecture Interior Architecture	\$71,400 \$58,500		\$3,800 \$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

FY 2022

\$31,300

\$34,400

FY 2023

\$45,000

\$50,800



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

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

Asset #: 4451

Architecture		Current F	Repair	Futu	re Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	* *	5	\$55,200	
Masonry: Brick Cavity	95%			LIFE	* *	5	\$209,700	
Windows	1000/		A 000	• • • • •	at. at.	_	0.1.1.00	
Aluminum	Location	: Through	\$757,000 at : Severe, Area Aj out ct, Extent : Severe,			5	\$14,400	
		: Through		217 eu 2195	Jecieu . 3070			
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	
-	Corrosion	Rusting, E	xtent : Moderate, 1	Area Affe	ected : 25%			
		: Through						
		ed Finish, : Through	Extent : Moderate, out	Area Af	fected : 25%			
Roof								
IRMA/Protected Membrane	80%	Now	\$18,300	2030	\$91,300			
Memorane		aged Flash : Main Ro	-	erate, Ar	rea Affected : 25%			
Metal Panel	15%			2043	* *	10	\$3,800	
Skylight, Metal/Glass	5%	4+	\$2,100	2050	* *			
		ssing Elem : Skylight	ents, Extent : Mod	erate, Ai	rea Affected : 2%			
nterior								
Floors								
Carpet	15%			2029	\$176,300	3	\$19,900	
Cast in Place Concrete	10%			LIFE	* *	5	\$38,600	
Ceramic Tile	5%			2039	* *	5	\$4,400	
Vinyl Tile	60%	3.7	φ π ο 2 00	2035	* *	3	\$19,900	
Vinyl Tile	Cracking/	Now Crumbling, : Pavilion	\$78,300 Extent : Severe, A	2040 rea Affed	* * cted : 25%	3	\$3,300	
			: Severe, Area Aff	ected · 2	5%			
		: Pavilion,		cerea . 2	270			
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	
	_	_	Extent : Moderate ns And Offices	, Area Ą	ffected : 10%			

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

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

Asset #: 4451

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								
AcousTileSusp.Lay-In	20%	-	\$3,000	2043	* *	5	\$8,800	
	_	Discoloring, : Laundry	Extent : Moderate Room	, Area A	ffected : 2%			
Exposed Concrete	5%	Now	\$7,400	LIFE	* *	5	\$700	
1	•	einforceme : Electric	ent, Extent : Severe,		ffected : 2%			
Gypsum Board	75%			LIFE	* *	5-10	\$227,700	
Site Enclosure Fence/Gates								
Iron Picket	100%	4+	\$700	2065	* *			
		issing Elem : Webster	ents, Extent : Mode Avenue	erate, Ar	rea Affected : 2%			
Retaining Walls Cast in Place Concrete	100%			2065	* *			
Site Pavements	10070			2002				
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	* *			

ectrical	Current Repair	Future Replace	ement	M	aintenance	
stem Component Type	% of Fail Date Estin Total (Years)	nated Cost Year Estimat FY	ed Cost	Cycle (Yrs)	Estimated Cost	Priority
der 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2040	* *	5	\$200	
	Other Observation, Extent .	: Light, Area Affected : 100%				
	Location : Electrical Root	m Basement				
	Explanation: One 3,000	Ampere Main Disconnect Switc	:h			
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	

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

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

Asset #: 4451

Electrical	Current Repai	r Future	Replacement	Maintenance			
System Component Type	% of Fail Date Estin Total (Years)	mated Cost Year F FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Ground	•						
Grounding Devices							
Generic	100%	LIFE	* *	5	\$1,700		
Stand-by Power							
Transfer Switches							
Automatic	100%	2035	* *	1	\$17,800		
Generators	1000/		de de		400 400		
Diesel	100%	2033	* *	1	\$22,400		
	Other Observation, Extent	: Light, Area Affected :	100%				
	Location: Roof	:1 C N . C		4			
D	Explanation: One 230 K	llowatt Generator Not S	ince Three Years	s Ago			
Batteries	1000/	2022	¢1.700	-	¢2 100		
Lead/Acid	100%	2023	\$1,600	5	\$2,100		
Fuel Storage	50% Now	\$2,200 2055	* *	5	\$2.700		
Day Tank	Other Observation, Extent	* ,		3	\$2,700		
	Location: Roof	. Moderale, Ared Affect	ea . 100%				
	Explanation : Tank Is Lea	akina Dua To Damaga					
M. '. T 1.			* *	-	\$000		
Main Tank	50% Other Observation, Extent	2045		5	\$900		
	Location : Basement	. Ligni, Area Ajjeciea .	100/0				
	Explanation: One 1,000	Gallon Pating Canacity	,,				
Lighting	Explanation . One 1,000	Guilon Ruling Capacity	<u>y</u>				
Interior Lighting							
Fluorescent	40%	2030	\$397,000	10	\$21,200		
T Idolescent	T-8 Lamps And Fixtures, E			10	Ψ21,200		
	Location : Offices Throug			vay			
Fluorescent	60%	2030	\$595,500	10	\$31,900		
Tuorescent	Compact Fluorescent Ligh		·	10	ψ31,700		
	Location : Throughout Te						
Egress Lighting	, J						
Emergency, Service	50%	2030	\$14,800	1			
Exit, Service	50%	2030	\$10,100	1			
Exterior Lighting		2030	\$10,100	-			
HID	100%	2030	\$228,000	10	\$200		
Lightning Protection			+ ,		4-00		
Arresters/Cabling							
Generic	100%	2045	* *	5	\$1,700		
Alarm							
Security System							
No Component	70%						
Generic	30%	2030	\$54,800	1	\$6,500		
	Other Observation, Extent	: Light, Area Affected :	-				
	Location : Hallways And	Outside					
	Explanation: CCTV Surv	veillance Cameras					

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

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

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 4451

Electrical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Alarm				
Fire/Smoke Detection				
No Component	70%			
Generic, Digital	30%	2030 \$187,600	1-3 \$11,000	
_	Other Observation, Extent : Light, Area	a Affected : 100%		
	Location: Throughout The Building			
	Explanation : Strobe Lights, Smoke D	etectors, Manual Pull Statio	ons, Horns And Alarm Bells	

echanical		Current I	Repair	Futur	e Replacement	M	aintenance	
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
ating								
Energy Source								
Electricity	15%			2040	* *	1		
Natural Gas	5%			2040	* *	1		
Interruptible Gas/Dual Fuel	80%			2040	* *	1		
Conversion Equipment								
Furnace	10%	0-2	\$13,300	2040	* *	1	\$2,600	
	Not Energ	y Efficient,	Extent: Moderate	, Area Aj	ffected : 50%			
		: No. 1 Ur						
	Unit Inope	rable, Exte	ent : Moderate, Are	a Affecte	ed : 50%			
		: No. 2 Ur						
			Extent : Light, Area	Affected	! : 100%			
		: Pavilion						
	Explana	ion : 2 Sm	all Old Rooftop Un	its				
Heat Pump Air Sourced	30%			2028		2	\$5,400	
Hot Water Boiler	40%			2043	* *	1	\$11,500	
			Extent : Light, Area	Affected	! : 100%			
			t Boiler Room					
	Explana	ion : 1 Uni	it					
Hot Water Boiler	20%	0-2	\$87,200	2050	* *	1	\$5,200	
			Extent: Moderate,	Area Af	fected : 100%			
	Location	: Boiler R	oom					
	Other Obs	ervation, E	Extent : Light, Area	Affected	! : 100%			
	Location	: Basemen	t Boiler Room					
	Explana	tion : 1 Uni	it					
Distribution								
Hot Wtr Piping/Pump	15%	0-2	\$5,300	2038	* *	4	\$400	
			lerate, Area Affecte					
			r Custodian Office		_	er Office	2.	
		_	nt : Moderate, Area					
	Location	: 1st Floor	r Pavilion And Who	ole 9th F	loor			
Hot Wtr Piping/Pump	65%			2038	* *	4	\$2,800	
No Component	20%							

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 4451

Mechanical		Current F	Repair	Futur	e Replacement	M	laintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Terminal Devices								
Convector/Radiator	75%		*	2035	* *	1	\$14,000	
Convector/Radiator	5%	0-2	\$1,500	2035	**	1	\$800	
			: Moderate, Area	Affected	: 50%			
	Location .			A	J . 500/			
	Location .		xtent : Moderate, A	4rea Ajje	ectea : 50%			
				Icat In D	anilian			
N. C.		on : Inere	Is No Sufficient H	eat In Po	aviiion			
No Component	20%							
Air Conditioning								
Energy Source Electricity	100%			2038	* *	1		
Conversion Equipment	10070			2038		1		
Heat Pump Air Sourced	30%	0-2	\$50,400	2024	\$167,800	2	\$900	
Treat I ump An Bourced			: Moderate, Area			2	Ψ700	
	Location			,,,				
	R-22 Refrig	erant, Ext	ent : Light, Area A	ffected :	100%			
			Units, Various Lo					
Ext Pkg Unit -	5%			2025	\$35,400	2	\$200	
Heating/Cooling	270			2025	ψ32,100	_	Ψ200	
	Obsolete Ed	quipment,	Extent : Moderate,	Area Af	fected : 100%			
	Location .	2 Units R	Refer To Heating C	onversio	n Equipment, Pavi	lion Roo	f	
	R-22 Refrig	erant, Ext	ent : Light, Area A	ffected :	10%			
	Location .	2 Units R	Refer To Heating C	onversio	n Equipment, Pavi	lion Roo	f	
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	1.50/	0.2	010 (00	20.40	* *	1		
Brass/Copper	15%	0-2	\$12,600	2040		1		
		-	k, Extent : Modera e Unit Set. Baseme		Ајјесіва : /3%			
D /C		Dejective	Onn Sei. Daseme.		* *	1		
Brass/Copper	85%			2040	* *	1		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 4451

Mechanical	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year E FY	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Plumbing								
Water Heater	1000/	** 400			_	4=00		
Gas Fired	100% 0-2	\$3,400	2025	\$34,500	2	\$700		
	Corroded, Extent : M. Location : Basemer	***	cted : 40%					
	Leak Evident, Extent		Affaatad : 11	00/				
	Location : Basemer		нујества . 10)/0				
	Not Energy Efficient,		Area Affec	cted : 100%				
	Location : Basemer		, 111 cu 11 <i>5</i> cc	лей . 10070				
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		
	Corroded, Extent : M		cted : 50%					
	Location : The Hoi	sing, Basement						
Sewage Ejector(s)	40001 5.5		• • • •					
Electric	100% 0-2	\$1,600	2030	\$16,300	4	\$2,300		
	Not in Service, Exten Location : Basemen		Affected: 1	100%				
Fixtures	Location . Basemer							
Generic	100%							
Generic	Obsolete Fixtures, E.	xtent : Moderate. A	rea Affected	d : 15%				
	Location : Various		33					
Vertical Transport								
Elevators								
Geared Traction	100%		LIFE	* *				
	Other Observation, I	-	Affected: 1	100%				
	Location: Basemen							
	Explanation: 2 Un	its. No.1 Unit Is Inc	operable					
Fire Suppression								
Standpipe	10007		20.40			4.5.2.5. 2.2.2		
Generic	100%		2040	* *	1-5	\$29,200		
Sprinkler	1000/		2040	* *	1.0	Ø1 C 200		
Generic F: P	100%		2040	~ ^	1-2	\$16,200		
Fire Pump Generic	100%		2033	* *	1	\$10,800		
Chemical System	10070		2033		1	\$10,000		
No Component	99%							
Generic	1%		2028	\$300	1-3			
Generic	1 / 0		2020	φυσου	1-3			

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

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



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 4447

Architecture	Current Repair	Future Replacement	N	Maintenance	
System Component Type	% of Fail Date Estimated Co Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
xterior					
Exterior Walls	20/	1100 **	~	ФО 000	
Cast in Place Concrete Masonry: Brick	2% 98%	LIFE **	5 5	\$9,000 \$88,200	
Windows	9870	LIFE		\$66,200	
Aluminum	95% Now \$472,30 Ctrwt/Balnc Not Funct, Extent : Seve Location : Throughout		5	\$5,400	
Wood	5% Now \$16,70 Deteriorated Finish, Extent: Moder Location: Basement Thermally Inefficient, Extent: Mode Location: Basement Split/Cracked, Extent: Moderate, An Location: Basement	ate, Area Affected : 25% rate, Area Affected : 100%	5	\$2,800	
Parapets					
Metal Rail	100%	2043 **	5-10	\$133,700	
Roof Modified Bitumen	100% Patching Evident, Extent : Light, Ard Location : Main Roof At Edges	2035 ** ea Affected : 20%	10	\$15,100	
Soffits					
Stucco Cement	100%	2043 **	5		
nterior Floors					
Cast in Place Concrete	10%	LIFE **	5	\$18,100	
Ceramic Tile	5% Now \$41,80	0 2045 **		\$1,000	
	Broken/Missing Elements, Extent : S Location : Throughout	'evere, Area Affected : 100%			
Ceramic Tile	5%	2039 **	5	\$2,100	
Vinyl Tile	25%	2035 **		\$3,900	
Wood	55% Now \$781,80 Deflection Evident, Extent: Modera Location: Throughout, 1st Throug Dry Rot/Decay, Extent: Moderate, A Location: Throughout, 2nd Throug Poor Subfloor Evident, Extent: Mode Location: Throughout All Floors Split/Cracked, Extent: Moderate, An	te, Area Affected : 50% h 4th Floors Area Affected : 25% gh 4th Floors lerate, Area Affected : 50%	5	\$21,300	
	Location: Throughout All Floors Other Observation, Extent: Light, A Location: Upper Floors Explanation: Structural Stability (le		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 4447

Architecture		Current R	epair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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%		\$63,900	LIFE	* *			
		Crumbling, : Througho	Extent : Moderate out	, Area A <u>j</u>	fected : 30%			
Metal Panel	10%			LIFE	* *	10	\$2,000	
Ceilings								
AcousTileSusp.Lay-In	2%			2043	* *	5	\$800	
Exposed Struc: Wood	15%	Now	\$162,300	LIFE	* *			
	Location Split/Crac Location	: 4th Floor ked, Extent : 4th Floor	: Moderate, Area	Affected	: 50%			
		: 4th Floor	'S					
Gypsum Board	83%			LIFE	* *	5-10	\$118,000	
Site Enclosure								
Fence/Gates								
Chain Link	(1/10/-							
	90%			2050	* *			
Iron Picket	10%			2050 2065	* *			
	10% 100% Water Per	netration, Ex	\$800 stent : Moderate, A In Areaway To Ba	2065 2065 Irea Affe	* *			
Iron Picket Retaining Walls Cast in Place Concrete	10% 100% Water Per	netration, Ex	tent : Moderate, A	2065 2065 Irea Affe	* *			
Iron Picket Retaining Walls	10% 100% Water Per	netration, Ex	tent : Moderate, A	2065 2065 Irea Affe	* *			
Iron Picket Retaining Walls Cast in Place Concrete Site Pavements	10% 100% Water Per Location 100% Cracking/	netration, Ex : Windows Now	stent : Moderate, A In Areaway To Ba \$31,400 Extent : Severe, A	2065 2065 Area Affersement 2043	** ** cted: 5%			
Iron Picket Retaining Walls Cast in Place Concrete Site Pavements Public Sidewalk	10% 100% Water Per Location 100% Cracking/	netration, Ex : Windows Now Crumbling,	stent : Moderate, A In Areaway To Ba \$31,400 Extent : Severe, A	2065 2065 Area Affersement 2043	** ** cted: 5%			

Electrical	Current Repair	Future Replacement		Maintenance				
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year I FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%	2030	\$5,000	5	\$100			
	Other Observation, Extent : Light, Area	Affected:	100%					
	Location: Electrical Room - Basemen	t						
	Explanation: Two 400 Ampere And T	hree 200 A	Impere Main Disc	connect S	Switches For The			
	House And Apartment Units.							

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 4447

Electrical	Current Repair	Future R	Future Replacement		Maintenance				
System	% of Fail Date Estima	ted Cost Year Es	timated Cost	Cycle	Estimated Cost	Priority			
Component Type	Total (Years)	FY		(Yrs)					
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			de de						
Braided Cloth		316,100 2055	**	1					
	Insulation Aged, Extent : Moderate, Area Affected : 100% Location : Basement								
m 1 .:		2040	* *						
Thermoplastic	70%	2040	* *	1					
Motor Controllers Locally Mounted	100%	2028	\$58,500	5	\$200				
Ground	10070	2028	\$38,300		\$200				
Grounding Devices									
Generic	100%	LIFE	* *	5	\$900				
Lighting					·				
Interior Lighting									
Fluorescent	50%	2025	\$248,500	10	\$13,300				
	T-12 Lamps And Fixtures, Ex		ted : 100%						
	Location: Throughout The								
Fluorescent	50%	2035	**	10	\$13,300				
	T-8 Lamps And Fixtures, Extent: Light, Area Affected: 100%								
	Location: Throughout The	Building							
Egress Lighting	200/	2025	¢0.200	10	¢1 400				
Emergency, Battery Emergency, Battery	20% 30%	2025 2038	\$8,200 * *	10 10	\$1,400 \$2,100				
Exit, Service	50%	2030	\$5,000	10	\$2,100				
Exterior Lighting	3070	2030	Ψ5,000						
HID	30%	2030	\$34,300	10					
No Component	70%		42 1,2 00						
Alarm									
Security System									
No Component	30%								
Generic	70%	2030	\$64,000	1	\$7,600				
	Other Observation, Extent: Light, Area Affected: 100%								
	Location : Hallways, Offices, Outside Perimeter Explanation : CCTV Surveillance Cameras								
Eino/Canales D-44'	Explanation: CCIV Surveil	iance Cameras							
Fire/Smoke Detection Generic, Digital	100%	2035	* *	1-3	\$17,900				
Generic, Digital	Other Observation, Extent : L		00%	1-3	Ψ17,900				
	Location: Throughout The								
	Explanation : Strobe Lights,	-	Alarm Bells, S	moke De	tectors				

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 4447

Mechanical		Current Repair		Future Replacement Maintenance					
System Component Type	% of Total	Fail Date Estim (Years)	ated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Heating	•			ı		ı			
Energy Source									
Fuel Oil No 2	100%			2030	\$55,200	5	\$9,000		
Conversion Equipment					•		•		
Steam Boiler	Location	0-2 d For Hot Water, : Boiler Room				1	\$6,500		
	Obsolete Equipment, Extent: Moderate, Area Affected: 5%								
	Location: 2 Water Control Valves. Between Two Boilers In Boiler Room.								
	Other Observation, Extent: Light, Area Affected: 100% Location: Basement Boiler Room Explanation: 1 Unit. No Return Pipe To The Older Boiler From Re-feed Tank.								
G. D. 11		ion : 1 Unii. No R	eiurn Pipe .		**	Ke-jeea 1			
Steam Boiler	Location	ervation, Extent : : 1 Unit In The B ion : 1 Unit	0		: 100%	1	\$21,500		
Distribution	*								
Steam Piping/Pump	Location Leak Evide	0-2 Extent : Moderate : Boiler Room ent, Extent : Mode : Boiler Room							
Terminal Devices									
Convector/Radiator		0-2 y Efficient, Extent : Various Locatio		2028 Area Af	\$151,600 fected : 10%	1	\$8,400		
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)	10070								
Non-Submersible	100%			2030	\$4,300	4	\$900		
Fixtures	100/0			2000	ψ 1,500	•	Ψ200		
Generic	100%								
Vartical Transport	10070								

Vertical Transport

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DEPT. OF HOMELESS SERVICES - 071 WILLOW AVENUE MENS SHELTER

Asset #: 4447

Mechanical	Current Repair	Future Re	placement	M		
System Component Type	% of Fail Date Estimated Cos Total (Years)	t Year Esti FY	imated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport						
Elevators						
Geared Traction	100%	LIFE	* *			
	Other Observation, Extent : Light, Are	ea Affected : 10	0%			
Location: Basement To 4th Floor						
	Explanation: 1 Unit					
Fire Suppression						
Sprinkler						
Generic	100%	2040	* *	1-2	\$8,100	

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