



*The City of New York*  
*Department of Homeless Services*

---

**Asset Information  
Management System  
(AIMS) Report**

---

*Fiscal Year 2004*

---

---

The City of New York

**Asset Information  
Management System  
(AIMS)**

Condition and Maintenance Schedules For  
Major Portions of the City's  
Fixed Assets and Infrastructure

Fiscal Year 2004

---

---

# Table of Contents

	Page
<b>Background</b> .....	1
<b>Report Context and Items Excluded from the Study</b> .....	1
<b>Report Organization</b> .....	3
Report Schedules	3
Capital and Expense Designations	3
Projected Repair Years	3
Priorities for Repair, Replacement and Major Maintenance	4
Condition Information	4
Professional Certification	4

---

---

**Exhibits**

A - Component Priorities Codes for Repair, Replacement, and Major Maintenance .. A1

B - Technical Notes and Project Methodology ..... B1

Asset Definition

Criteria for Survey Selection

Repair, Replacement, and Major Maintenance

Cost Estimating

Quantity Estimating and Model Procedures

Average Cost Methods

Life Cycle Projections

Major Maintenance

Component Observations

Special Systems and Reports

C - Legend for Individual Survey Report ..... C1

Legend

---

---

## Background

The November 1988 amendments to the City Charter (Sec. 1110-a) included a requirement that the City compile an inventory of the major portions of its physical plant. Major portions of the physical plant are defined by the Charter to include all assets or asset systems with a replacement cost of ten million dollars or greater, and a useful life in excess of ten years. The Charter amendments also require each agency to assess the condition of their assets and prepare maintenance schedules for those assets. The condition assessments and the maintenance schedules are required to be published each year.

Assets leased to the Transit Authority, the New York City Water Finance Authority and to certain other public benefit corporations are excluded from the above Charter reporting requirements. Excluded also are all properties owned by the City as a result of in-rem proceedings. For the City University, only assets of the Community Colleges are included. Table A provides a Citywide breakdown of assets by classes.

The City Charter requires that a report be issued on an annual basis. The Office of Management and Budget has overall responsibility for the delivery of this yearly publication. This year building surveys were performed by The Department of Design and Construction. Bridge surveys were performed by Washington Group International and their subconsultants. The Department of Transportation continued to survey the City's streets and highways using a 10-point assessment system.

Detailed condition reports and maintenance schedules (i.e. Agency Reports) were provided to agencies for their review and approval. This executive report summarizes all cost data from the agency condition and report schedules. A separate document (i.e. Agency Reconciliation) will be published in the Spring of 2004 to illustrate the comparison of funding recommended in this report with agencies' planned capital and expense activities.

---

## Report Context and Items Excluded from Study

While the study is comprehensive, consistent with previous reports, a number of items and considerations were excluded from the condition review and cost estimates. They were not considered directly related to the structural integrity of the asset as defined by the Charter. These include but are not limited to:

- Most equipment (electronic, fixed and movable)
- Special operating systems within assets
- Aesthetic considerations or special design elements
- Landscaping and outdoor elements
- Statuary or ornamental edifices

- 
- Components not readily observable or accessible by field engineers
  - Fire alarm and security systems
  - Handicapped access requirements
  - Information obtained through testing or probing
  - Asbestos, lead paint, and other hazardous material identification and removal
  - Programmatic needs not related to structural integrity
  - Efficiency improvements
  - Swing space costs/phasing costs, or premium time costs
  - Components deficient in code or local law compliance but which do not impact on the integrity of the asset
  - Assets known to be scheduled for near-term total replacement

It should be noted that in surveying piers and bulkheads, underwater surveys were not carried out. Therefore the condition reports for piers and bulkheads do not include those potential repairs that can only be determined by underwater surveys. Special systems include the four East River Bridges, traffic signal systems, street lighting systems and utilities. Due to their critical nature, these systems are not surveyed, but are updated yearly based on the agency's Ten Year Capital Strategy and contract information made available to OMB.

The report continues to reflect changes in the asset inventory every year. At the beginning of this survey year, each agency was requested to provide any additions, deletions or changes to the inventory of assets through new construction, acquisition, sale or demolition.

The asset condition and maintenance schedule report is not a budget document, but rather a broad, unrestrained analysis of a subset of general needs. It serves as a planning tool in addressing overall citywide funding requirements. The report does not attempt in any manner to balance the City's asset and infrastructure requirements against other important City needs, nor does it attempt to make any funding recommendations between the needs of different agencies. There is a general prioritization presented within individual assets to indicate to agencies the relative importance of various repairs and maintenance items to the preservation of the assets.

Due to the complexity of the analysis, the large scale of the project, the amount of estimation required, and the necessary methodology constraints, there are inherent limitations to the level of accuracy possible at the detailed asset and component level.

In this context it should be noted that the actual cost for a project may vary substantially from the amount estimated in this report when a detailed scope of work and cost estimate is completed. Agencies will not be restricted to any asset specific number contained in the reports when planning and developing their budget requests. It is further understood that there will be work items (i.e., programmatic) excluded from this study which may require additional expenditures.

# Report Organization

## Report Schedules

This publication contains two major summaries: CITYWIDE SUMMARY SCHEDULES and AGENCY SUMMARY SCHEDULES.

## Capital and Expense Designations

Repairs, replacement and major maintenance costs are all presented at the detailed component level in the Agency Reports. Repairs are defined as reconstruction or renovation. For convenience and citywide reporting purposes, this report presents the cost categories by their appropriate expense budget and capital budget classification. The rules for classifying individual items are as follows:

<i>Cost Item</i>	<i>Budget Classification</i>
Repairs greater than \$35,000 AND remaining component life of 5 years or greater Replacements greater than \$35,000 Major Maintenance programs greater than \$35,000 at the component type level	Capital
Repairs less than \$35,000 OR remaining component life less than 5 years Replacements less than \$35,000 Major Maintenance programs less than \$35,000 at the component type level	Expense

## Projected Repair Years

- Expense Budget - Items of need are shown over the next four years
- Capital Budget - Items of need are shown over the next ten years  
grouped by periods of four and six years

It should be noted that for reporting purposes all asset repairs are presented in the funding need for FY 2005. This in essence reflects the amounts estimated to “catch up” and bring all assets to a “state of good repair”. In reality, even if funding was available to do everything, it would be beyond the ability of City agencies to plan, design, and implement the work within a single year. The actual work, which can be funded, will operationally have to be spread out over a number of years.

---

### **Priorities for Repair, Replacement and Major Maintenance**

In the citywide report, component repair, replacement and major maintenance are assigned a priority A, B, C or D rating. Each component has been assigned a priority related to its relative importance to the structural integrity of the assets. For example, architectural exterior components of buildings (i.e. roofs, parapets, exterior walls and windows) are classified as key components and receive higher priorities than architectural interior components because of their relative importance in maintaining structural integrity of the assets. (See Exhibit A)

### **Condition Information**

The summary maintenance schedules presented in this citywide executive report represent the maintenance requirements developed from the condition surveys of individual assets. Actual condition data on any particular asset is contained in the Agency Reports. A typical example of an Agency Report and a detailed discussion of the project methodology are included in the technical notes of this report. (See Exhibits B, C)

### **Professional Certification**

The Charter requires a statement by a registered Professional Engineer (PE) or Registered Architect (RA) regarding the reasonableness of the repair/replacement and maintenance schedules for each agency's assets. Certifications are provided by the Office of Management and Budget, the Department of Design and Construction, the Department of Transportation, and Washington Infrastructure Services.

**Table A**  
**Citywide Asset Classes by Agency**

<b>New York, Brooklyn, Queens Public Libraries</b>		Court Buildings	1
Libraries	24	Shelters	1
<b>Department of Education</b>		<b>Department of Health &amp; Mental Hygiene</b>	
Primary Schools	758	Clinics	18
Intermediate/Junior High Schools	198	<b>Health and Hospitals Corporation</b>	
High Schools	140	Hospital Buildings	112
Administrative Buildings	15	<b>Department of Sanitation</b>	
<b>City University</b>		Transfer Stations	20
Community College Buildings	82	Vehicle Maint./Storage Facilities	38
<b>Police Department</b>		Incinerators	3
Precinct Houses	78	Fresh Kills Facilities	18
Police Buildings Non-Precinct	18	Piers/Bulkheads	19
<b>Fire Department</b>		<b>Department of Transportation</b>	
Fire Department Buildings	20	Bridge/Waterways	37
<b>Administration for Children's Services</b>		Highway Bridge and Tunnels	67
Administrative Buildings	1	Highway Facilities	42
Shelters	2	Streets and Arterials (miles)	6,500
Non-Shelters	2	Pier Facilities	5
Day Care Center	5	Parking Garages	10
<b>Department of Homeless Services</b>		Traffic Signal Systems	1
Shelters	60	Street Lighting Systems	1
<b>Department of Correction</b>		Ferry Terminal Facilities	12
Rikers Island Facilities	32	Piers/Bulkheads	13
Correction Facilities	6	Ferries	7
<b>Human Resources Administration</b>		<b>Department of Parks and Recreation</b>	
Shelters	11	Large Park Facilities	209
Non-Shelters	11	Major Park Facilities	119
<b>Department of Cultural Affairs</b>		Regional Park Facilities	311
Museum/Gallery Facilities	64	Stadium Facilities	6
Cultural Facilities	215	Vehicle Maint./Storage Facilities	7
<b>Department of Juvenile Justice</b>		Piers/Bulkheads	55
Juvenile Justice Buildings	3	<b>Department of Citywide Administrative Services</b>	
<b>Department of Small Business Services</b>		Court Buildings	21
Museum/Gallery Facilities	3	Piers/Bulkheads	31
Terminals/Markets	81	Police Buildings Non-Precinct	1
Piers/Bulkheads	88	Public Office Buildings	22
Parking Garages	1	Terminals/Markets	4

---

## Exhibits A - C

---

- A. Component Priority Codes for Repair, Replacement and Major Maintenance
- B. Technical Notes and Project Methodology
- C. Legend for Individual Survey Report

---

Exhibit A  
Component Priorities  
Codes for Repair,  
Replacement and Major  
Maintenance

---

## Exhibit A

### Component Priorities Codes for Repair, Replacement and Major Maintenance

D.S.C.	Discipline (D)	System (S)	Component (C)	Priority
1.1.1	Architecture	Exterior	Exterior Walls	A
1.1.2	Architecture	Exterior	Windows	A
1.1.3	Architecture	Exterior	Parapets	A
1.1.4	Architecture	Exterior	Roof	A
1.2.5	Architecture	Interior	Floors	C
1.2.6	Architecture	Interior	Interior Walls	C
1.2.7	Architecture	Interior	Ceiling	B
2.1.1	Electrical	Over 600 volts	Service Equipment	B
2.1.2	Electrical	Over 600 volts	Transformers	B
2.1.3	Electrical	Over 600 volts	Switchgear	B
2.1.4	Electrical	Over 600 volts	Feeders	B
2.1.5	Electrical	Over 600 volts	Raceway	B
2.2.1	Electrical	Under 600 Volts	Service Equipment	B
2.2.2	Electrical	Under 600 Volts	Transformers	B
2.2.3	Electrical	Under 600 Volts	Switchgear	B
2.2.5	Electrical	Under 600 Volts	Raceway	B
2.2.6	Electrical	Under 600 Volts	Panelboards	B
2.2.7	Electrical	Under 600 Volts	Wiring	B
2.2.8	Electrical	Under 600 Volts	Motor Controllers	B
2.3.11	Electrical	Ground	Grounding Devices	B
2.4.9	Electrical	Stand-by Power	Transfer Switches	B
2.4.12	Electrical	Stand-by Power	Generators	B
2.4.13	Electrical	Stand-by Power	Batteries	B
2.5.10	Electrical	Lighting	General Lighting	B
2.6.15	Electrical	Lightning Protection	Arresters	B
3.1.1	Mechanical	Heating	Energy Source	B
3.1.2	Mechanical	Heating	Conversion Equipment	B
3.1.3	Mechanical	Heating	Distribution	B
3.1.4	Mechanical	Heating	Terminal Devices	B
3.2.1	Mechanical	Air Conditioning	Energy Source	B
3.2.2	Mechanical	Air Conditioning	Conversion Equipment	B
3.2.3	Mechanical	Air Conditioning	Distribution	B
3.2.4	Mechanical	Air Conditioning	Terminal Devices	B
3.2.5	Mechanical	Air Conditioning	Heat Rejection	B
3.3.3	Mechanical	Ventilation	Distribution	B
3.3.6	Mechanical	Ventilation	Exhaust Fans	B
3.4.7	Mechanical	Plumbing	H/C Water Piping	B
3.4.8	Mechanical	Plumbing	Hot Water Heater	B
3.4.9	Mechanical	Plumbing	HW Heating Exchanger	B

<b>D.S.C.</b>	<b>Discipline (D)</b>	<b>System (S)</b>	<b>Component (C)</b>	<b>Priority</b>
3.4.10	Mechanical	Plumbing	Sanitary Piping	B
3.4.11	Mechanical	Plumbing	Storm Drain Piping	B
3.4.12	Mechanical	Plumbing	Sump Pump(s)	B
3.4.13	Mechanical	Plumbing	Pool Filter/Treatment	B
3.4.14	Mechanical	Plumbing	Non-Water Piping	B
3.4.15	Mechanical	Plumbing	Sewage Ejector(s)	B
4.1.2	Piers	Structural	Deck	A
4.1.3	Piers	Structural	Deck Surface	C
4.1.5	Piers	Structural	Firewalls	C
4.1.6	Piers	Structural	Pile Caps	A
4.1.7	Piers	Structural	Piles and Bracing	A
4.2.1	Piers	Fender	Buffer	B
4.2.4	Piers	Fender	Facing	B
4.2.8	Piers	Fender	Wales and Chocks	B
4.2.9	Piers	Fender	Piles	B
5.1.1	Bulkheads	Structural	Relieving Platform Top	A
5.1.3	Bulkheads	Structural	Coping	C
5.1.6	Bulkheads	Structural	Gravity Wall	A
5.1.7	Bulkheads	Structural	Pile Supported Wall	A
5.1.9	Bulkheads	Structural	Piles and Bracing	A
5.1.10	Bulkheads	Structural	Rip Rap	C
5.1.11	Bulkheads	Structural	Sheet Piles	A
5.1.13	Bulkheads	Structural	Wales	A
5.2.5	Bulkheads	Backfill	Fill	B
5.2.12	Bulkheads	Backfill	Surface	B
5.3.2	Bulkheads	Fender	Buffer	B
5.3.4	Bulkheads	Fender	Facing	B
5.3.8	Bulkheads	Fender	Piles	B
5.3.14	Bulkheads	Fender	Wales and Chocks	B
6.1.1	Bridges	Abutments	Bridge Seat&pedestals	A
6.1.7	Bridges	Abutments	Backwall	C
6.1.9	Bridges	Abutments	Brngs,Ancr blts,Pads	A
6.1.17	Bridges	Abutments	Joint with Deck	B
6.1.20	Bridges	Abutments	Mat (scour & erosion)	B
6.1.24	Bridges	Abutments	Pedestals	A
6.1.31	Bridges	Abutments	Stem (breastwall)	B
6.1.32	Bridges	Abutments	Walls	A
6.2.20	Bridges	Wingwalls	Mat (scour & erosion)	C
6.2.32	Bridges	Wingwalls	Walls	C
6.3.8	Bridges	Stream Channel	Bank Protection	C
6.3.20	Bridges	Stream Channel	Mat (scour & erosion)	A
6.3.44	Bridges	Stream Channel	Pier Protection	B
6.4.4	Bridges	Approaches	Pavement	C
6.4.11	Bridges	Approaches	Curbs	A

<b>D.S.C.</b>	<b>Discipline (D)</b>	<b>System (S)</b>	<b>Component (C)</b>	<b>Priority</b>
6.4.13	Bridges	Approaches	Embankment	C
6.4.16	Bridges	Approaches	Guide Railing	A
6.4.20	Bridges	Approaches	Mat (scour & erosion)	A
6.4.30	Bridges	Approaches	Sidewalks/Fascias	C
6.5.2	Bridges	Piers	Cap Beam	A
6.5.5	Bridges	Piers	Pier,Columns	B
6.5.6	Bridges	Piers	Stem,Solid Pier	B
6.5.9	Bridges	Piers	Brngs,Ancr blts,Pads	A
6.5.14	Bridges	Piers	Footings	B
6.5.20	Bridges	Piers	Mat (scour & erosion)	A
6.5.24	Bridges	Piers	Pedestals	B
6.6.11	Bridges	Deck Elements	Curbs	A
6.6.15	Bridges	Deck Elements	Gratings	A
6.6.16	Bridges	Deck Elements	Guide Railing	A
6.6.21	Bridges	Deck Elements	Median	A
6.6.22	Bridges	Deck Elements	Mono Deck Surface	C
6.6.28	Bridges	Deck Elements	Railings/Parapets	A
6.6.30	Bridges	Deck Elements	Sidewalks/Fascias	C
6.6.33	Bridges	Deck Elements	Wearing Surface	C
6.7.12	Bridges	Superstructure	Deck,Structural	A
6.7.18	Bridges	Superstructure	Joints	C
6.7.27	Bridges	Superstructure	Primary Member	A
6.7.29	Bridges	Superstructure	Secondary Member	B
6.7.50	Bridges	Superstructure	Vertical Lift Tower	A
6.8.45	Bridges	Movable bridges	Swing Span Truss	A
6.8.46	Bridges	Movable bridges	Swing Span Pivot Pier	A
6.8.47	Bridges	Movable bridges	Bascule Span	A
6.8.48	Bridges	Movable bridges	Bascule Span Pier	A
6.8.49	Bridges	Movable bridges	Vertical Lift Span	A
6.8.50	Bridges	Movable bridges	Vertical Lift Tower	A
6.8.51	Bridges	Movable bridges	Vertical Lift Pier	A
9.1.1	Park Wall	Wall	Coping	A
9.1.2	Park Wall	Wall	Wall/Fence	B
9.1.3	Park Wall	Wall	Base	C
10.1.2	Boardwalks	Superstructure	Deck	A
10.1.3	Boardwalks	Superstructure	Railing	C
10.2.4	Boardwalks	Substructure	Beams	A
10.2.5	Boardwalks	Substructure	Piers	A
10.2.6	Boardwalks	Substructure	Girders	A
10.2.7	Boardwalks	Substructure	Underside Enclosure	A
12.1.5	Bridge-Electrical	Communication Electrical	Communications	B
12.1.18	Bridge-Electrical	Communication Electrical	Intercom	B
12.1.38	Bridge-Electrical	Communication Electrical	Telephone	B
12.1.50	Bridge-Electrical	Communication Electrical	Jack	B
12.2.6	Bridge-Electrical	Control System Electrical	Computer	B
12.2.8	Bridge-Electrical	Control System Electrical	Control Console	B

<b>D.S.C.</b>	<b>Discipline (D)</b>	<b>System (S)</b>	<b>Component (C)</b>	<b>Priority</b>
12.2.9	Bridge-Electrical	Control System Electrical	Control Devices	B
12.2.10	Bridge-Electrical	Control System Electrical	Disconnect Switch	B
12.2.22	Bridge-Electrical	Control System Electrical	Limit Switch	B
12.2.23	Bridge-Electrical	Control System Electrical	Local Starter	B
12.3.25	Bridge-Electrical	Drive	Machinery Brake	B
12.3.27	Bridge-Electrical	Drive	Motor Brake	B
12.3.33	Bridge-Electrical	Drive	Span Lock Motor	B
12.3.47	Bridge-Electrical	Drive	Wedge Motor	B
12.4.24	Bridge-Electrical	Electric Power	MCC	B
12.4.28	Bridge-Electrical	Electric Power	PanelBoard	B
12.4.31	Bridge-Electrical	Electric Power	Service Equipment	B
12.4.43	Bridge-Electrical	Electric Power	Transfer Switch	B
12.4.44	Bridge-Electrical	Electric Power	Transformer	B
12.4.51	Bridge-Electrical	Electric Power	Heating	B
12.4.54	Bridge-Electrical	Electric Power	Dist Equip/Motor Cont.	B
12.5.19	Bridge-Electrical	Exterior Lighting	Lighting Contractor	B
12.5.20	Bridge-Electrical	Exterior Lighting	Lighting Fixture	B
12.5.30	Bridge-Electrical	Exterior Lighting	Pole	B
12.5.34	Bridge-Electrical	Exterior Lighting	Spot Lighting	B
12.6.17	Bridge-Electrical	Ground/Lightning Protection	Ground Wire	B
12.7.11	Bridge-Electrical	Interior Lighting	Exit Lighting	B
12.7.20	Bridge-Electrical	Interior Lighting	Lighting Fixture	B
12.7.49	Bridge-Electrical	Interior Lighting	Wiring Device	B
12.8.1	Bridge-Electrical	Navigation Lighting	Air Beacon	B
12.8.12	Bridge-Electrical	Navigation Lighting	Fender Lighting	B
12.8.29	Bridge-Electrical	Navigation Lighting	Pier Lighting	B
12.8.32	Bridge-Electrical	Navigation Lighting	Span Lighting	B
12.9.44	Bridge-Electrical	Power Over 600V	Transformer	B
12.10.3	Bridge-Electrical	Raceway	Box	B
12.10.4	Bridge-Electrical	Raceway	Collector Ring	B
12.10.5	Bridge-Electrical	Raceway	Communications	B
12.10.7	Bridge-Electrical	Raceway	Conduit	B
12.10.35	Bridge-Electrical	Raceway	Submarine Ctrl Cable	B
12.10.36	Bridge-Electrical	Raceway	Submarine Power Cable	B
12.10.45	Bridge-Electrical	Raceway	Trough	B
12.10.48	Bridge-Electrical	Raceway	Wires	B
12.10.52	Bridge-Electrical	Raceway	Wiring	B
12.11.26	Bridge-Electrical	Span Lock	Motor	B
12.12.13	Bridge-Electrical	Stand-by Power	Generator	B
12.12.43	Bridge-Electrical	Stand-by Power	Transfer Switch	B
12.13.2	Bridge-Electrical	Traffic System Electrical	Barrier Gate Ltg	B
12.13.39	Bridge-Electrical	Traffic System Electrical	Traffic Gate Ltg	B
12.13.40	Bridge-Electrical	Traffic System Electrical	Traffic Gong	B
12.13.41	Bridge-Electrical	Traffic System Electrical	Traffic Sign	B
12.13.42	Bridge-Electrical	Traffic System Electrical	Traffic Signal	B
12.14.53	Bridge-Electrical	Lighting	Lighting Devices	B

<b>D.S.C.</b>	<b>Discipline (D)</b>	<b>System (S)</b>	<b>Component (C)</b>	<b>Priority</b>
13.1.7	Bridge-Mechanical	Bascule	Counter Weight	B
13.1.9	Bridge-Mechanical	Bascule	Emergency Drive	B
13.1.12	Bridge-Mechanical	Bascule	Fuel tanks	B
13.1.13	Bridge-Mechanical	Bascule	Houses	B
13.1.14	Bridge-Mechanical	Bascule	Lock bars	B
13.1.15	Bridge-Mechanical	Bascule	Main Drive System	B
13.1.16	Bridge-Mechanical	Bascule	Rack	B
13.1.20	Bridge-Mechanical	Bascule	Structural Bearings	B
13.1.22	Bridge-Mechanical	Bascule	Track	B
13.1.23	Bridge-Mechanical	Bascule	Traffic Devices	B
13.1.24	Bridge-Mechanical	Bascule	Trunion	B
13.2.3	Bridge-Mechanical	Retractile	Carriage	B
13.2.9	Bridge-Mechanical	Retractile	Emergency Drive	B
13.2.12	Bridge-Mechanical	Retractile	Fuel tanks	B
13.2.13	Bridge-Mechanical	Retractile	Houses	B
13.2.15	Bridge-Mechanical	Retractile	Main Drive System	B
13.2.17	Bridge-Mechanical	Retractile	Rails	B
13.2.18	Bridge-Mechanical	Retractile	Ropes	B
13.2.20	Bridge-Mechanical	Retractile	Structural Bearings	B
13.2.23	Bridge-Mechanical	Retractile	Traffic Devices	B
13.3.10	Bridge-Mechanical	Swing	End Lift	B
13.3.4	Bridge-Mechanical	Swing	Center Latch	B
13.3.6	Bridge-Mechanical	Swing	Center Pivot	B
13.3.9	Bridge-Mechanical	Swing	Emergency Drive	B
13.3.12	Bridge-Mechanical	Swing	Fuel Tanks	B
13.3.13	Bridge-Mechanical	Swing	Houses	B
13.3.15	Bridge-Mechanical	Swing	Main Drive System	B
13.3.16	Bridge-Mechanical	Swing	Rack	B
13.3.20	Bridge-Mechanical	Swing	Structural Bearings	B
13.3.23	Bridge-Mechanical	Swing	Traffic Devices	B
13.4.1	Bridge-Mechanical	Vertical Lift	Buffers	B
13.4.2	Bridge-Mechanical	Vertical Lift	CTRWT Ropes&Guides	B
13.4.7	Bridge-Mechanical	Vertical Lift	Counter Weight	B
13.4.8	Bridge-Mechanical	Vertical Lift	Elevators	B
13.4.9	Bridge-Mechanical	Vertical Lift	Emergency Drive	B
13.4.11	Bridge-Mechanical	Vertical Lift	End Locks	B
13.4.13	Bridge-Mechanical	Vertical Lift	Houses	B
13.4.15	Bridge-Mechanical	Vertical Lift	Main Drive System	B
13.4.19	Bridge-Mechanical	Vertical Lift	Sheaves	B
13.4.20	Bridge-Mechanical	Vertical Lift	Structural Bearings	B
13.4.21	Bridge-Mechanical	Vertical Lift	Towers	B
13.4.23	Bridge-Mechanical	Vertical Lift	Traffic Devices	B

<b>D.S.C.</b>	<b>Discipline (D)</b>	<b>System (S)</b>	<b>Component (C)</b>	<b>Priority</b>
16.1.1	Park Bridges	Abutments	Bridge Seat&pedestals	A
16.1.7	Park Bridges	Abutments	Backwall	C
16.1.9	Park Bridges	Abutments	Brngs,Ancr blts,Pads	A
16.1.14	Park Bridges	Abutments	Footings	B
16.1.17	Park Bridges	Abutments	Joint with deck	B
16.1.20	Park Bridges	Abutments	Mat (scour & erosion)	B
16.1.24	Park Bridges	Abutments	Pedestals	A
16.1.25	Park Bridges	Abutments	Piles	A
16.1.31	Park Bridges	Abutments	Stem (breastwall)	B
16.1.32	Park Bridges	Abutments	Walls	A
16.2.14	Park Bridges	Wingwalls	Footings	C
16.2.20	Park Bridges	Wingwalls	Mat (scour & erosion)	C
16.2.25	Park Bridges	Wingwalls	Piles	C
16.2.32	Park Bridges	Wingwalls	Walls	C
16.3.8	Park Bridges	Stream Channel	Bank Protection	C
16.3.20	Park Bridges	Stream Channel	Mat (scour & erosion)	A
16.3.44	Park Bridges	Stream Channel	Pier Protection	B
16.4.4	Park Bridges	Approaches	Pavement	C
16.4.11	Park Bridges	Approaches	Curbs	A
16.4.13	Park Bridges	Approaches	Embankment	C
16.4.16	Park Bridges	Approaches	Guide Railing	A
16.4.20	Park Bridges	Approaches	Mat (scour & erosion)	A
16.4.23	Park Bridges	Approaches	Pavement base	C
16.4.30	Park Bridges	Approaches	Sidewalks/Fascias	C
16.5.2	Park Bridges	Piers	Cap beam	A
16.5.5	Park Bridges	Piers	Pier, Columns	B
16.5.6	Park Bridges	Piers	Stem,Solid pier	B
16.5.9	Park Bridges	Piers	Brngs,Ancr blts,Pads	A
16.5.14	Park Bridges	Piers	Footings	B
16.5.20	Park Bridges	Piers	Mat (scour & erosion)	A
16.6.11	Park Bridges	Deck Elements	Curbs	A
16.6.15	Park Bridges	Deck Elements	Gratings	A
16.6.16	Park Bridges	Deck Elements	Guide Railing	A
16.6.21	Park Bridges	Deck Elements	Median	A
16.6.22	Park Bridges	Deck Elements	Mono Deck Surface	C
16.6.28	Park Bridges	Deck Elements	Railings/Parapets	A
16.6.30	Park Bridges	Deck Elements	Sidewalks/Fascias	C
16.6.33	Park Bridges	Deck Elements	Wearing Surface	C
16.7.12	Park Bridges	Superstructure	Deck,Structural	A
16.7.18	Park Bridges	Superstructure	Joints	C
16.7.27	Park Bridges	Superstructure	Primary Member	A
16.7.29	Park Bridges	Superstructure	Secondary Member	B

---

<b>D.S.C.</b>	<b>Discipline (D)</b>	<b>System (S)</b>	<b>Component (C)</b>	<b>Priority</b>
	Rikers Island	Electrical		A
	Rikers Island	Gas Mains		B
	Rikers Island	Sanitary System		B
	Rikers Island	Underground Steam Tunnel		B
	Rikers Island	Storm System		B
	Rikers Island	Domestic/Fire Water System		B
	Brooklyn Bridge			A
	Manhattan Bridge			A
	Williamsburg Bridge			A
	Queensboro Bridge			A
	Street Lighting System			A
	Traffic Signal System			A
	Streets and Highways	Arterial Streets		A
	Streets and Highways	Primary Streets		B
	Streets and Highways	Secondary Streets		B
	Streets and Highways	Local Streets		C
	Streets and Highways	Step Streets		D
	Park Utilities	Electrical		A
	Park Utilities	Water and Sewers		B
	Park Streets and Roads			D
	Ferries	Capital Repairs		A
	Ferries	Major Maintenance		A

---

Exhibit B  
Technical Notes and  
Project Methodology

---

## **Exhibit B**

# **Technical Notes and Project Methodology**

### **Asset Definition**

In single structure assets, the sub-asset and the asset are synonymous. In the agency reports, an “asset” generally has a one-to-one correspondence with a unique structure and has an individual Program Number. In some instances, the initial “asset” was defined as an organizational unit which provided a common service, but consists of numerous individual structures. An example of this would be Bellevue Hospital which is considered to be the “asset”, but which has several significant individual structures. Bellevue Hospital is numbered as the “asset” and individual buildings are numbered as “sub-assets”. Bridges with individual Bridge Identification Numbers are also considered separate sub-assets. Actual surveying, costing and reporting always occur at the sub-asset level.

### **Criteria for Survey Selection**

The decision criteria below have been developed and generally followed in determining sub-assets to receive an engineering survey:

- Assets meeting the Charter criteria which had a previous survey conducted four years ago.
- Sub-assets appraised at greater than \$1 million regardless of size
- Sub-assets valued at greater than \$250,000 and greater in size than 10,000 sq. ft.
- Other sub-assets used as an “average cost” group.
- Special requests from agencies.

### **Repair, Replacement and Major Maintenance**

Repairs, replacements and “major maintenance” costs are all presented at the detailed component level in the maintenance schedules. Repairs are defined as reconstruction or renovation.

### **Cost Estimating**

In order to have a consistent, standard methodology, all costs were developed on a contracted-out basis adjusted for work in the NYC public sector. Costs were developed for individual component repairs/replacements. Costs presented are considered all-inclusive (i.e. labor, materials, equipment, design, construction management, overhead and profit). The data obtained by the field survey teams and by the estimators was combined in a project computer database. This database was used to generate the

---

asset cost data. Actual work, when performed by an agency may be on a different basis or packaged in a different manner. Future work, performed on a large scale (i.e., major rehabilitation or modernization), may include other logical work items that are not specifically cited in the agency reports as currently needing major repair or replacement.

### **Quantity Estimating and Modeling Procedures**

A team of professional construction cost estimators utilized asset plans and other reports to conduct a quantity take-off of selected components in typical assets. This data was used to develop models for calculating the replacement cost of those components in place. When plans were not available, it was necessary for the estimators to visit the site with a field survey team or to have a field survey team obtain quantities when they were at that specific site. It was not practical or cost effective to measure each asset to determine the quantities of the various components and types contained. To address this issue the cost estimating team developed hundreds of models for which they generated detailed quantity relationships. Assets were then assigned models to which they were similar in size and type. Unique assets and recent additions to the inventory generally became their own models.

### **Average Cost Methods**

Average cost methods are used for small assets where an average cost per square foot, within a project type, is computed for repair in the next fiscal year. Replacement and maintenance costs are calculated on an annual basis over a ten-year period.

### **Life Cycle Projections**

The engineers have developed a typical life cycle for each component type based on industry standards and engineering judgment. These were previously shared with each agency and have subsequently been updated to better reflect City practices. The component life cycles, along with survey assessment, are used in the report to estimate the likely point in time that a component may need replacement.

### **Major Maintenance**

Major Maintenance as presented in the report has a specific meaning to meet the requirements of the Charter. With the exception of bridges, major maintenance is defined as those activities that should be performed at intervals of at least one year or greater and that are required to maintain the useful life and integrity of the component. Major maintenance, as here defined, does not generally include the more frequent annual and on-going normal preventive maintenance activities that should regularly occur as part of a good overall maintenance program. Major maintenance activities are generally large in scope and, depending on the agency, may often be the type of work that would be contracted-out. Major maintenance for bridges was treated differently from all other assets and does include items that are of a preventive

---

nature. Such activities as cleaning and debris removal are large-scale identifiable items that should not only occur regularly, but would also have a direct impact on the structural integrity of the bridge over time. Major maintenance includes all the items recommended by the project engineers as well as the full preventive maintenance program that was outlined in the bridge engineering report to the City, prepared by the Consortium of New York Engineering Schools, generally known as the “Consortium Report.”

*Major Maintenance Programming:*

The recommended date for the start of each maintenance program was developed with consideration of engineering judgment, recommended practice, observed conditions, repairs/replacements, and general practicality. The decision rules, which apply, are as follows:

- If a repair is called for, maintenance starts in the next cycle.
- If two or more observations are rated severe, maintenance starts in the next fiscal year.
- If the replacement year is within five years of the current fiscal year, maintenance starts in the next fiscal year.
- When a component's standard life is the life of the asset, maintenance begins the next fiscal year after a new survey.
- If no repair is needed and less than two observations are rated severe for a component type whose life is the life of the asset, maintenance starts in the next cycle.
- If no repair is needed and maintenance does not start in the next fiscal year, then the maintenance start year is calculated from the year of replacement back to the present, using the maintenance cycle as an interval.
- If replacement year coincides with the maintenance start year, then no maintenance accrues.

*Major Maintenance Costing:*

Generally, the major maintenance programs are priced as a cost per square foot times either the area of the component or area serviced by the component. However, for a number of components, the first step in the maintenance program is to conduct a detailed survey of the component to precisely determine its condition and specific maintenance needs. The cycle frequency of the maintenance survey is much shorter than the actual maintenance cycle, thus it is presumed that the maintenance effort is not required for the whole area of the component in each cycle, but will be required for some portion of the component. As a result, the maintenance program of a certain component (i.e. repointing of exterior wall) may happen more than one time in the ten-year projection to maintain different portions of the component.

---

*Note on City Vessels Maintenance:*

The City's major vessels owned by DOT require regular maintenance in order to satisfy U.S. Coast Guard, other regulatory agencies, and operating requirements. Such costs and tasks have been identified by the agency and are included in this report.

**Component Observations**

Component observations are meant to qualify the repair and replacement needs of the component, i.e. describing the deficiencies and locations where they occur. Even when there is no repair called for, surveyors have the ability to record observations in the field to better describe the condition of the component type and the extent of its severity.

**Special Systems and Reports**

There are a number of special systems and situations within a few agencies that required unique treatment and which did not readily fit within the format of the standard agency report. These assets were treated separately and were reported on in a number of different modes as appropriate to the situation. The methodology required in such cases was sometimes different than the general approach for most assets described in this report. Each of the special reports outlines how the assets were assessed and the resulting cost factors calculated.

The four East River Bridges (i.e., Brooklyn, Manhattan, Williamsburg, Queensboro) are updated yearly based on the agency's Ten Year Plan to bring them up to a state of good repair. Maintenance needs for DOT's Street Lighting and Traffic Signal Systems have been updated yearly to reflect the latest contract information available from the Agency. Streets and Highways are assessed each year based on a reinspection by DOT. Annual maintenance and repair costs for DOT's marine vessels and DOC's underground utilities were provided by the respective agencies.

---

Exhibit C  
Legend for Individual  
Survey Report

---

## Exhibit C Legend For Individual Survey Report

Print Date: <sup>a</sup>	AGENCY <sup>b</sup> – Fiscal Year <sup>c</sup>	Page: <sup>d</sup>
Asset Name: <sup>1</sup>		
Address: <sup>2</sup>		
Borough: <sup>3</sup>	Agency's Number: <sup>8</sup>	
Program/Asset #: <sup>4</sup>	Yr Built/Renovated: <sup>9</sup>	
Area Sq Ft: <sup>5</sup>	Project Type: <sup>10</sup>	
Date of Survey: <sup>6</sup>	Landmark Status: <sup>11</sup>	
Areas Surveyed: <sup>7</sup>		

### Header

- |           |                  |  |
|-----------|------------------|--|
| <b>a.</b> | Print Date:      | Date of report printing  |
| <b>b.</b> | Agency:          | Name of agency being reported  |
| <b>c.</b> | Fiscal Year:     | Fiscal year of report creation   |
| <b>d.</b> | Page:            | Page number of agency report   |
| <b>1.</b> | Asset Name:      | The asset name/description   |
| <b>2.</b> | Address:         | Self explanatory   |
| <b>3.</b> | Borough:         | Self explanatory   |
| <b>4.</b> | Program/Asset #: | The unique number assigned to every sub-asset in the study   |
| <b>5.</b> | Area Sq Ft:      | The gross square feet of the asset. Some unique assets (i.e., piers and bulkheads) may also have a second measurement such as linear feet or linear feet fender.   |
| <b>6.</b> | Date of Survey:  | Date of last survey  |
| <b>7.</b> | Areas Surveyed:  | Sub-basement, basement, and roof are indicated if surveyed. The floors surveyed are indicated by floor number (applicable to buildings only). The codes ATT and PH are used to indicate attic and penthouse. |

Print Date: <sup>a</sup>	AGENCY <sup>b</sup> – Fiscal Year <sup>c</sup>	Page: <sup>d</sup>
Asset Name: <sup>1</sup>		
Address: <sup>2</sup>		
Borough: <sup>3</sup>	Agency's Number: <sup>8</sup>	
Program/Asset #: <sup>4</sup>	Yr Built/Renovated: <sup>9</sup>	
Area Sq Ft: <sup>5</sup>	Project Type: <sup>10</sup>	
Date of Survey: <sup>6</sup>	Landmark Status: <sup>11</sup>	
Areas Surveyed: <sup>7</sup>		

**Header (continued)**

- 8. Agency's Number: For cross reference, the internal number within the agency
- 9. Yr Built/Renovated: Year of construction and last major renovation or addition
- 10. Project Type: NYC Capital Budget designation
- 11. Landmark Status: Whether the asset is associated with a landmark designation:
  - I – Interior Landmark*
  - E – Exterior Landmark*
  - H – Historical Landmark District*
  - B – Interior and Exterior Landmark*
  - C – Exterior Landmark in Historical District*
  - D – Interior, Exterior Landmark in Historical District*
  - N – Not a Landmark*

Discipline <sup>1</sup>	Current Repair		Future Replacement		Maintenance			
System <sup>2</sup>								
Component	% of <sup>3</sup>	Fail Date <sup>4</sup>	Estimated <sup>5</sup>	Year <sup>6</sup>	Estimated <sup>7</sup>	Cycle <sup>8</sup>	Estimated <sup>9</sup>	Priority <sup>10</sup>
Type	Total	(Years)	Cost	FY	Cost	(Yrs)	Cost	Code

1. Discipline: The name of the discipline being evaluated (i.e. architectural, electrical, mechanical). Some agencies may have additional unique assets, which for the purposes of this report are treated as “disciplines” (i.e. piers, bulkheads, bridges).
  
2. System: The system that is being rated  
Component: The component of the system  
Type: The primary type(s) of material or equipment
  
3. % of Total: The percentage of the total component that is represented by the type.
  
4. Fail Date (Years): Indicates the component rating as follows:  
**Now:** The Component has failed or is inoperative at the time of the survey.  
**0-2:** It is predicted, based solely on observation, that the component may fail or cease to operate within two years of the survey.  
**2-4:** It is predicted, based solely on observation, that the component may fail or cease to function within a period of two to four years after the survey.  
**4+:** It is predicted, based solely on observation, that the component may fail or cease to function beyond four years after the survey.
  
5. Estimated Cost: The costed dollar amount estimated to fix a component rated as failed or needing a repair.

Discipline <sup>1</sup>	Current Repair		Future Replacement		Maintenance			
System <sup>2</sup>								
Component	% of <sup>3</sup>	Fail Date <sup>4</sup>	Estimated <sup>5</sup>	Year <sup>6</sup>	Estimated <sup>7</sup>	Cycle <sup>8</sup>	Estimated <sup>9</sup>	Priority <sup>10</sup>
Type	Total	(Years)	Cost	FY	Cost	(Yrs)	Cost	Code

- 6. Year FY: The estimated fiscal year in which component is projected to need replacement based on standard life, condition as of the last survey, and estimate of % of life remaining; with the assumption that recommended repairs and maintenance activities are performed. Some “life” components are expected to last for the life of the asset and are not normally replaced.
- 7. Estimated Cost: The estimated cost in current dollars to replace the component. Items with a replacement date of “life” are not costed and are shown as \*\*. Only components that have replacement dates projected within the next ten years are shown as cost items.
- 8. Cycle (Yrs): The recommended cycle at which the major maintenance program should be performed.
- 9. Estimated Cost: The estimated maintenance cost over a ten year period, (in current dollars), as calculated on a standard contracting basis.
- 10. Priority Code: An assigned code of A, B, C, or D which generally reflects the relative importance of the component to the structural integrity of the asset.

---

## Observations

System <sup>1</sup> Component Type	Observation <sup>2</sup> Location <sup>3</sup>	Extent <sup>4</sup>	Area Affected <sup>5</sup>
--	---	---------------------	----------------------------

1. System, Component, Type: Same as previous report sections.
2. Observation: Observation made by surveyor regarding components of the Asset.
3. Location: Location is given as needed for an observation.
4. Extent: Light, Medium, or Severe.
5. Area Affected: Extent of observed condition expressed as a percentage of the component or component type.

## DEPT. OF HOMELESS SERVICES

Program / Asset #	Borough	Page #
<b>BUILDINGS</b>		
<b>HOMELESS SERVICES</b>		
DHS0080.000 / 4452 Name : (BEDFORD) ATLANTIC ARMORY	BROOKLYN	1
DHS0009.000 / 1970 Name : AUBURN FAMILY SHELTER DORMITORY	BROOKLYN	7
DHS0014.010 / 2588 Name : BARBARA KLEIMAN RESIDENCE BLDG. 1 - MAIN BLDG.	BROOKLYN	12
DHS0014.040 / 2597 Name : BARBARA KLEIMAN RESIDENCE BLDGS. D & G - LAUNDRY	BROOKLYN	17
DHS0029.000 / 1955 Name : BELLEVUE SHELTER	MANHATTAN	20
DHS0042.000 / 1941 Name : BORDEN AVENUE MEN'S SHELTER	QUEENS	26
DHS0063.000 / 3012 Name : BRIARWOOD FAMILY RESIDENCE 80-20 134TH STREET	QUEENS	30
DHS0013.000 / 1973 Name : BROOKLYN WOMEN'S SHELTER (FORMER P.S. 63 - BK)	BROOKLYN	34
DHS0082.000 / 4454 Name : BROWNSVILLE WOMENS SHELTER	BROOKLYN	39
DHS0055.000 / 53 Name : BUSHWICK FAMILY RESIDENCE	BROOKLYN	43
DHS0001.020 / 1965 Name : CAMP LAGUARDIA EAST BARRACKS	OTHER NYS	47
DHS0001.010 / 1964 Name : CAMP LAGUARDIA MAIN BUILDING	OTHER NYS	50
DHS0001.050 / 1968 Name : CAMP LAGUARDIA PEARL BUILDING	OTHER NYS	55
DHS0001.070 / 1969 Name : CAMP LAGUARDIA SOCIAL SERVICES BUILDING	OTHER NYS	59
DHS0001.030 / 1966 Name : CAMP LAGUARDIA WEST BARRACKS	OTHER NYS	62
DHS0001.040 / 1967 Name : CAMP LAGUARDIA ZAMELLI BUILDING	OTHER NYS	66
DHS0035.000 / 1960 Name : CHARLES GAY SHELTER-KEENER	MANHATTAN	70
DHS0034.000 / 1959 Name : CHARLES GAY SHELTER-SCHWARTZ	MANHATTAN	75
DHS0064.000 / 3014 Name : CLARK THOMAS BUILDING FORMER LAUNDRY BLDG.	MANHATTAN	79

## DEPT. OF HOMELESS SERVICES

Program / Asset #	Borough	Page #
DHS0078.000 / 4450 Name : COMMONWEALTH	BRONX	83
DHS0012.000 / 1972 Name : DEAN STREET FAMILY CENTER	BROOKLYN	88
DHS0069.000 / 4441 Name : EAST 3RD STREET SHELTER	MANHATTAN	92
DHS0076.000 / 4448 Name : EMERGENCY ASSISTANCE UNIT	BRONX	96
DHS0083.000 / 4455 Name : FANNY BARNES	BROOKLYN	101
DHS0053.000 / 1949 Name : FLATLANDS FAMILY RESIDENCE	BROOKLYN	105
DHS0066.000 / 3016 Name : FORBELL ST SHELTER 338 FORBELL STREET	BROOKLYN	110
DHS0067.000 / 4439 Name : FORT WASHINGTON ARMORY SHELTER	MANHATTAN	114
DHS0041.000 / 1940 Name : FRANKLIN ARMORY SHELTER	BRONX	119
DHS0033.000 / 1958 Name : HARLEM ONE MENS RESIDENCE	MANHATTAN	126
DHS0057.000 / 52 Name : JACKSON FAMILY RESIDENCE	BRONX	131
DHS0087.000 / 4459 Name : JAMAICA ASSESSMENT CENTER	QUEENS	135
DHS0087.010 / 4465 Name : JAMAICA ASSESSMENT CENTER ANNEX	QUEENS	140
DHS0061.000 / 3010 Name : JEANIE A. CLARKE RESIDENCE	MANHATTAN	145
DHS0068.000 / 4440 Name : KENTON HALL SHELTER FORMER KENTON HOTEL	MANHATTAN	149
DHS0022.000 / 1976 Name : LEXINGTON AVE. WOMEN'S SHELTER	BROOKLYN	153
DHS0011.000 / 1971 Name : LINDEN FAMILY RESIDENCE FORMER LINDEN GENERAL HOSPITAL	BROOKLYN	157
DHS0030.000 / 1956 Name : MEN'S SHELTER-EAST 3RD STREET	MANHATTAN	162
DHS0027.000 / 1954 Name : METROPOLITAN FAMILY SHELTER A.K.A. CATHERINE ST SHELTER	MANHATTAN	167

## DEPT. OF HOMELESS SERVICES

<b>Program / Asset #</b>	<b>Borough</b>	<b>Page #</b>
DHS0058.000 / 51 Name : MIRACLE MAKERS - SRO	BROOKLYN	173
DHS0054.000 / 50 Name : MOUNT EDEN SRO	BRONX	177
DHS0062.000 / 3011 Name : NELSON AVE FAMILY RESIDENCE	BRONX	181
DHS0070.000 / 4442 Name : NEW PROVIDENCE	MANHATTAN	185
DHS0081.000 / 4453 Name : PARK SLOPE ARMORY WOMENS' SHELTER	BROOKLYN	190
DHS0052.000 / 1948 Name : POWERS FAMILY RESIDENCE	BRONX	196
DHS0072.000 / 4444 Name : REGENT FAMILY RESIDENCE	MANHATTAN	200
DHS0084.000 / 4456 Name : ROSE MCCARTHY RESIDENCE	BROOKLYN	205
DHS0084.010 / 4462 Name : ROSE MCCARTHY RESIDENCE	BROOKLYN	210
DHS0071.000 / 4443 Name : SCCW CENTRAL	MANHATTAN	215
DHS0065.000 / 3015 Name : SENECA ANNEX	BRONX	219
DHS0060.000 / 2595 Name : SENECA AVENUE HOUSES EDDIE FERNANDEZ HOUSES	BRONX	223
DHS0056.000 / 2670 Name : SPRINGFIELD FAMILY RESIDENCE	QUEENS	227
DHS0046.000 / 1944 Name : STATEN ISLAND FAMILY SHELTER HOSPITALITY HOUSE	STATEN ISLAND	231
DHS0085.000 / 4457 Name : STOCKHOLM RESIDENCE	BROOKLYN	235
DHS0021.000 / 1975 Name : SUMNER ARMORY SHELTER	BROOKLYN	239
DHS0077.000 / 4449 Name : UNIVERSITY AVENUE	BRONX	244
DHS0073.000 / 4445 Name : URBAN FAMILY CENTER	MANHATTAN	248
DHS0059.000 / 2594 Name : VETERANS SRO - EAST HARLEM	MANHATTAN	253

## DEPT. OF HOMELESS SERVICES

<b>Program / Asset #</b>	<b>Borough</b>	<b>Page #</b>
DHS0086.000 / 4458 Name : WAYSIDE MCDONOUGH RESIDENCE	BROOKLYN	257
DHS0079.000 / 4451 Name : WEBSTER HOUSING	BRONX	262
DHS0075.000 / 4447 Name : WILLOW SHELTER	BRONX	266

Print Date : 30-Sep-2003

**DEPT. OF HOMELESS SERVICES - FY 2004**

**Asset Name** : (BEDFORD) ATLANTIC ARMORY  
**Address** : 1322 BEDFORD AVENUE  
**Borough** : BROOKLYN  
**Program / Asset #** : DHS0080.000 / 4452  
**Area Sq Ft** : 174,360  
**Date of Survey** : 02-Oct-2001  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4,5

**Agency's Number** : MB051  
**Yr Built/Renovated** : 1898 / 2001  
**Project Type** : HOMELESS SERVICES  
**Landmark Status** : NONE

<b>CAPITAL BUDGET</b>	<b>FY 2005 - 2008</b>	<b>FY 2009 - 2014</b>
Exterior Architecture	\$4,586,900	\$482,800
Interior Architecture	\$984,500	\$53,700
Electrical	\$58,200	\$33,300
Mechanical	\$91,100	\$447,800
<b>Total</b>	<b>\$5,720,700</b>	<b>\$1,017,700</b>
Priority A	\$4,586,900	\$482,800
Priority B	\$520,700	\$481,200
Priority C	\$613,100	\$53,700
<b>Total</b>	<b>\$5,720,700</b>	<b>\$1,017,700</b>

<b>EXPENSE BUDGET</b>	<b>FY 2005</b>	<b>FY 2006</b>	<b>FY 2007</b>	<b>FY 2008</b>
Exterior Architecture				\$84,300
Interior Architecture	\$27,600	\$3,800		\$1,100
Electrical	\$9,000	\$71,500	\$8,500	\$75,100
Mechanical	\$29,900	\$17,800	\$57,600	\$43,300
Elevators/Escalators	\$15,800	\$15,800	\$15,800	\$15,800
<b>Total</b>	<b>\$82,300</b>	<b>\$109,000</b>	<b>\$81,900</b>	<b>\$219,600</b>
Priority A				\$84,300
Priority B	\$54,700	\$105,900	\$81,900	\$134,200
Priority C	\$27,600	\$3,100		\$1,100
<b>Total</b>	<b>\$82,300</b>	<b>\$109,000</b>	<b>\$81,900</b>	<b>\$219,600</b>



Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Maintenance \$ are aggregated over a ten-year period.

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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Copper/Terne	2%	Now	\$180,000	2041	**	5	\$1,700	A
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : North Facade</i>								
Masonry: Brick	88%	Now	\$2,416,400	LIFE	**	5	\$482,800	A
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 15%</i>								
<i>Location : PILASTERS ON WEST AND NORTH FACADES</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : East Facade, North Facade, South Facade</i>								
<i>Repairs in Progress, Extent : Moderate, Area Affected : 25%</i>								
<i>Spalling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : East Facade, North Facade, South Facade, West Facade</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : North Facade</i>								
<i>Vegetation Growth, Extent : Severe, Area Affected : 10%</i>								
<i>Location : North Facade</i>								
Masonry: Brownstone	10%	Now	\$595,400	LIFE	**	3-5	\$152,300	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : AT WINDOW SILLS, NORTH, SOUTH AND EAST FACADES</i>								
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : East Facade</i>								
<i>Repairs in Progress, Extent : Moderate, Area Affected : 25%</i>								
Windows								
Metal Louvers	5%			2029	**	5	\$20,400	A
Wood	95%	Now	\$468,500	2038	**	5	\$15,900	A
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 100%</i>								
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 15%</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 50%</i>								
Parapets								
Masonry: Brick	90%	Now	\$408,000	LIFE	**	3	\$94,200	A
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 20%</i>								
<i>Location : TURRETS ON EAST SIDE</i>								
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : East Facade</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : East Facade</i>								
Masonry: Brownstone	10%	Now	\$76,800	LIFE	**	3-5	\$13,100	A
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 15%</i>								
<i>Location : COPING AT EAST FACADE</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : East Facade</i>								
<i>Worm/Eroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : East Facade</i>								

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
Maintenance \$ are aggregated over a ten-year period.

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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Roof								
Asphalt Shingle	37%	Now	\$148,500	2028	**	5	\$9,700	A
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 35%  Gut/DS Non Func/Miss, Extent : Severe, Area Affected : 100%  Location : North Facade, South Facade  Water Penetration, Extent : Severe, Area Affected : 20%  Location : OVER DRILL FLOOR  Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
Copper/Terne	5%			2028	**	5	\$3,400	A
Skylight, Metal/Glass	3%	Now	\$81,100	2023	**	3	\$10,700	A
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 20%  Location : OVER STAIR AT FOURTH FLOOR  Water Penetration, Extent : Moderate, Area Affected : 10%  Location : OVER STAIR AT FOURTH FLOOR</i>								
Slate	55%	Now	\$212,200	LIFE	**	5	\$19,700	A
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%  Location : OVER DRILL FLOOR  Water Penetration, Extent : Moderate, Area Affected : 10%  Location : OVER DRILL FLOOR</i>								
Interior								
Floors								
Cast in Place Concrete	45%			LIFE	**	5	\$34,600	C
<i>Water Penetration, Extent : Moderate, Area Affected : 5%  Location : NEAR FIRING RANGE IN BASEMENT</i>								
Ceramic Tile	3%			2041	**	5	\$6,200	C
Terrazzo	5%	Now	\$27,600	LIFE	**	8	\$8,500	C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%  Location : AT ENTRANCE</i>								
Traffic Topping	7%	Now	\$69,700	2018	**	5	\$4,600	C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%  Location : BASEMENT</i>								
Vinyl Tile	5%			2028	**	5	\$2,200	C
Wood	35%	Now	\$411,000	2028	**	5	\$53,700	C
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 25%  Location : TURRET AT SECOND FLOOR  Misaligned/Bulging, Extent : Moderate, Area Affected : 10%  Location : THIRD FLOOR CORRIDOR  Split/Cracked, Extent : Moderate, Area Affected : 25%  Location : SECOND AND THIRD FLOOR CORRIDORS  Water Penetration, Extent : Moderate, Area Affected : 5%  Location : TURRET AT SECOND FLOOR</i>								

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
Maintenance \$ are aggregated over a ten-year period.

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

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

<b>Architecture</b>		<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>		
<b>Interior</b>									
<b>Interior Walls</b>									
Concr Masonry Unit	10%			LIFE	**	5	\$2,200	C	
Gypsum Board	10%			LIFE	**	5	\$1,100	C	
Masonry: Brick	5%			LIFE	**	5	\$3,500	C	
Plaster	5%	Now	\$132,400	LIFE	**	5	\$1,400	C	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 100%</i>									
<i>Location : TURRET AT SECOND FLOOR</i>									
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>									
<i>Location : TURRET AT SECOND FLOOR</i>									
Plaster	70%			LIFE	**	5	\$20,000	C	
<b>Ceilings</b>									
AcousTileSusp.Lay-In	3%			2016	**	5	\$1,500	B	
Embossed Metal	5%	Now	\$146,600	2033	**	5	\$3,400	B	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 100%</i>									
<i>Location : TURRET AT SECOND FLOOR</i>									
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>									
<i>Location : TURRET AT SECOND FLOOR</i>									
Exposed Struc: Steel	12%	4+	\$100,800	LIFE	**			B	
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : DRILL FLOOR</i>									
Exposed Struc: Wood	30%	4+	\$124,000	LIFE	**			B	
<i>Split/Cracked, Extent : Light, Area Affected : 25%</i>									
<i>Location : DRILL FLOOR</i>									
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : DRILL FLOOR</i>									
Gypsum Board	10%			LIFE	**	5	\$2,200	B	
Plaster	40%			LIFE	**	5	\$13,400	B	

<b>Electrical</b>		<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>		
<b>Under 600 Volts</b>									
<b>Service Equipment</b>									
Fused Disc Sw	100%			2033	**	5	\$12,600	B	
<b>Switchgear</b>									
Fused Disc Sw	100%			2033	**	3-5	\$7,700	B	
<b>Raceway</b>									
Conduit	70%			2033	**			B	
Conduit	30%			2013	\$4,000			B	

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
Maintenance \$ are aggregated over a ten-year period.

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

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

<b>Electrical</b>		<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>		
<b>Under 600 Volts</b>									
<b>Panelboards</b>									
Molded Case Bkrs	70%			2029	**	3	\$6,700	B	
Molded Case Bkrs	30%			2012	\$11,600	3	\$2,200	B	
<b>Wiring</b>									
Braided Cloth	30%	2-4	\$58,200	2038	**			B	
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>									
Thermoplastic	70%			2033	**			B	
<b>Motor Controllers</b>									
Locally Mounted	80%			2026	**	5	\$5,100	B	
Locally Mounted	20%			2011	\$21,700	5	\$1,300	B	
<b>Ground</b>									
<b>Grounding Devices</b>									
Not Accessible	100%							D	
<b>Stand-by Power</b>									
<b>Transfer Switches</b>									
Automatic	100%			2026	**	3-5	\$6,400	B	
<b>Generators</b>									
Diesel	100%			2022	**	5	\$1,100	B	
<b>Batteries</b>									
Nickel Cadium	100%			2008	\$500			B	
<b>Lighting</b>									
<b>General Lighting</b>									
Emergency	5%			2018	**	2	\$1,900	B	
Exit	5%			2018	**	2	\$1,700	B	
Fluorescent	80%			2018	**	2	\$317,300	B	
HID	6%			2013	\$3,000	2	\$23,800	B	
HID	4%	Now	\$2,000	2023	**	2	\$12,700	B	
<i>Not in Service, Extent : Moderate, Area Affected : 100%</i>									

<b>Mechanical</b>		<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>		
<b>Heating</b>									
<b>Energy Source</b>									
Fuel Oil	10%			2023	**	4	\$500	B	
Natural Gas	90%			2023	**	3	\$2,900	B	
<b>Conversion Equipment</b>									
Steam Boiler	100%			2026	**	3	\$71,000	B	

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
Maintenance \$ are aggregated over a ten-year period.

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

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

System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Heating</b>								
Distribution								
Steam Piping/Pump	100%	Now	\$91,100	2023	**	3	\$20,200	B
<i>Leak Evident, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : THROUGHOUT</i>								
<b>Terminal Devices</b>								
Air Handler	40%			2018	**			B
Convactor/Radiator	40%			2018	**	2	\$39,300	B
Fan Coil Unit/Heat	20%			2013	\$421,200	4	\$3,500	B
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$124,800	B
<b>Exhaust Fans</b>								
Interior	100%			2013	\$5,500	3-10	\$62,700	B
<b>Plumbing</b>								
H/C Water Piping								
Single Type	100%			2026	**	3-5	\$36,100	B
<i>Recent Replace Evident, Extent : Light, Area Affected : 10%</i>								
<b>Hot Water Heater</b>								
Single Type	100%			2014	\$32,700	3-5	\$43,000	B
<b>Sanitary Piping</b>								
Single Type	100%			2023	**			B
<b>Storm Drain Piping</b>								
Single Type	100%			2023	**			B
<b>Sump Pump(s)</b>								
Single Type	100%			2007	\$8,800	4	\$1,300	B

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
Maintenance \$ are aggregated over a ten-year period.

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

Print Date : 30-Sep-2003

**DEPT. OF HOMELESS SERVICES - FY 2004**

**Asset Name** : AUBURN FAMILY SHELTER DORMITORY  
**Address** : 39 AUBURN PLACE  
**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** : 01-Nov-2001                      **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,5,8,PH

<b>CAPITAL BUDGET</b>	<b>FY 2005 - 2008</b>	<b>FY 2009 - 2014</b>
Exterior Architecture	\$790,500	\$277,700
Electrical	\$78,100	\$301,700
Mechanical	\$97,500	
<b>Total</b>	<b>\$966,100</b>	<b>\$579,400</b>
Priority A	\$790,500	\$277,700
Priority B	\$175,600	\$301,700
<b>Total</b>	<b>\$966,100</b>	<b>\$579,400</b>

<b>EXPENSE BUDGET</b>	<b>FY 2005</b>	<b>FY 2006</b>	<b>FY 2007</b>	<b>FY 2008</b>
Exterior Architecture	\$31,100	\$8,200		\$50,600
Interior Architecture		\$22,500	\$2,300	
Electrical		\$49,600	\$900	\$58,500
Mechanical	\$31,600	\$6,700	\$30,000	\$17,600
Elevators/Escalators	\$17,800	\$17,800	\$17,800	\$17,800
<b>Total</b>	<b>\$80,500</b>	<b>\$104,800</b>	<b>\$51,000</b>	<b>\$144,500</b>
Priority A	\$31,100	\$8,200		\$50,600
Priority B	\$49,400	\$82,500	\$51,000	\$93,900
Priority C		\$14,100		
<b>Total</b>	<b>\$80,500</b>	<b>\$104,800</b>	<b>\$51,000</b>	<b>\$144,500</b>



Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Maintenance \$ are aggregated over a ten-year period.

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

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

Architecture System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	10%	Now	\$321,000	LIFE	**	3-5	\$110,500	A
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>							
	<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : AT WINDOW BANDS</i>							
Masonry: Brick	80%	Now	\$231,700	LIFE	**	5	\$277,700	A
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : AT BULKHEADS</i>							
	<i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : AT BULKHEADS</i>							
	<i>Vertical Cracks, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : AT BULKHEADS</i>							
Masonry: Limestone	5%	Now	\$108,200	LIFE	**	3-5	\$62,100	A
	<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%</i>							
	<i>Location : AT ENTRANCES</i>							
Metal Panel	5%			2033	**	5	\$7,900	A
Windows								
Aluminum	100%	0-2	\$129,600	2038	**	5	\$20,200	A
	<i>Deformed/Dented, Extent : Moderate, Area Affected : 20%</i>							
	<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>							
	<i>Thin Profile/Gauge, Extent : Moderate, Area Affected : 50%</i>							
Parapets								
Cast Stone/Terra Cotta	15%	Now	\$5,700	LIFE	**	3	\$1,600	A
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>							
	<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : AT COPING</i>							
Masonry: Brick	50%	Now	\$5,800	LIFE	**	3	\$4,000	A
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>							
	<i>Location : INTERIOR FACE</i>							
	<i>Worn/Eroded, Extent : Moderate, Area Affected : 15%</i>							
	<i>Location : INTERIOR FACE AT LOWER SECTION</i>							
Metal: Cage/Fence	35%			2018	**	3	\$1,000	A

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
Maintenance \$ are aggregated over a ten-year period.

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

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

<b>Architecture</b>		<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>		
<b>Exterior</b>									
<b>Roof</b>									
Built-Up (BUR)	10%	0-2	\$1,400	2023	**				A
<i>Blisters, Extent : Moderate, Area Affected : 15%</i>									
<i>Vegetation Growth, Extent : Moderate, Area Affected : 15%</i>									
<i>Location : LOWER ROOF</i>									
<i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : LOWER ROOF</i>									
Built-Up (BUR)	45%			2018	**				A
Metal Panel	35%			2026	**	5	\$15,800		A
Modified Bitumen	10%	Now	\$18,300	2023	**				A
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : OVER BULKHEADS</i>									
<i>Ridging, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : OVER BULKHEADS</i>									
<i>Seams Open/Split, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : OVER BULKHEADS</i>									
<b>Interior</b>									
<b>Floors</b>									
Cast in Place Concrete	10%			LIFE	**	5	\$4,800		C
Ceramic Tile	5%			2041	**	5	\$6,500		C
Marble Panels	5%			LIFE	**	5	\$6,700		C
Vinyl Tile	80%			2041	**	5	\$21,700		C
<b>Interior Walls</b>									
Ceramic Tile	5%			LIFE	**	5	\$2,600		C
Marble Panels	5%			LIFE	**	5	\$4,600		C
Plaster	90%			LIFE	**	5	\$32,800		C
<b>Ceilings</b>									
AcousTileConcealSpLn	15%			2022	**	5	\$4,600		B
AcousTileConcealSpLn	55%			2016	**	5	\$16,900		B
Plaster	30%			LIFE	**	5	\$6,300		B

<b>Electrical</b>		<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>		
<b>Under 600 Volts</b>									
<b>Service Equipment</b>									
Fused Disc Sw	100%			2033	**	5	\$9,700		B
<b>Transformers</b>									
Dry Type	100%			2018	**	5	\$13,600		B

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
Maintenance \$ are aggregated over a ten-year period.

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

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Under 600 Volts								
Switchgear								
Air Circuit Breaker	90%			2013	\$69,000	3-5	\$5,800	B
Molded Case Bkrs	10%			2033	**	3-5	\$600	B
Raceway								
Conduit	80%			2013	\$72,000			B
Conduit	20%			2033	**			B
Panelboards								
Molded Case Bkrs	75%			2012	\$58,100	3	\$4,200	B
Molded Case Bkrs	25%			2021	**	3	\$1,400	B
Wiring								
Braided Cloth	75%	2-4	\$78,100	2038	**			B
		<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>						
Thermoplastic	25%			2033	**			B
Motor Controllers								
Locally Mounted	75%			2011	\$102,600	5	\$3,700	B
Locally Mounted	25%			2026	**	5	\$1,200	B
Lighting								
General Lighting								
Emergency	5%			2018	**	2	\$1,200	B
Exit	5%			2018	**	2	\$1,000	B
Fluorescent	90%			2018	**	2	\$223,700	B

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Heating								
Energy Source								
District Steam	10%			2023	**	5	\$2,000	B
HTHW/HW	90%			2023	**	5	\$17,600	B
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Explanation : STEAM AND HTHW COME FROM HOSPITAL BOILER ROOM</i>						
Conversion Equipment								
PRV/L.P. Steam	20%			2016	**			B
No Component	80%							D
Distribution								
Hot Wtr Piping/Pump	90%			2021	**	3-4	\$19,200	B
Steam Piping/Pump	10%			2023	**	3	\$1,700	B
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Explanation : FIRST FLOOR ONLY</i>						

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
Maintenance \$ are aggregated over a ten-year period.

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

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

System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Heating</b>								
Terminal Devices								
Air Handler	10%	Now	\$1,000	2013	\$9,500			B
	<i>Obsolete Equipment, Extent : Moderate, Area Affected : 30%</i>							
Convactor/Radiator	85%	Now	\$14,200	2018	**	2	\$41,900	B
	<i>Unit Inoperable, Extent : Moderate, Area Affected : 10%</i>							
Fan Coil Unit/Heat	5%			2013	\$13,200	4	\$500	B
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$78,200	B
Exhaust Fans								
Interior	100%	Now	\$9,700	2008	\$97,500	3-6	\$22,600	B
	<i>Obsolete Equipment, Extent : Moderate, Area Affected : 50%</i>							
<b>Plumbing</b>								
H/C Water Piping								
Single Type	100%			2018	**	3-5	\$19,400	B
Sanitary Piping								
Single Type	100%			2023	**			B
Storm Drain Piping								
Single Type	100%			2023	**			B
Non-Water Piping								
Single Type	100%			2023	**	3	\$2,000	B

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
Maintenance \$ are aggregated over a ten-year period.

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

Print Date : 30-Sep-2003

**DEPT. OF HOMELESS SERVICES - FY 2004**

**Asset Name** : BARBARA KLEIMAN RESIDENCE BLDG. 1 - MAIN BLDG.  
**Address** : 300 SKILLMAN AVENUE  
**Borough** : BROOKLYN **Agency's Number** : N/A  
**Program / Asset #** : DHS0014.010 / 2588 **Yr Built/Renovated** : 1900 / 2000  
**Area Sq Ft** : 85,000 **Project Type** : HOMELESS SERVICES  
**Date of Survey** : 28-Mar-2001 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,5,6,ATT

<b>CAPITAL BUDGET</b>	<b>FY 2005 - 2008</b>	<b>FY 2009 - 2014</b>
Exterior Architecture	\$107,300	\$256,000
Interior Architecture	\$101,500	
Electrical	\$62,900	\$86,700
Mechanical	\$314,000	
<b>Total</b>	<b>\$585,700</b>	<b>\$342,600</b>
Priority A	\$107,300	\$256,000
Priority B	\$478,400	\$86,700
<b>Total</b>	<b>\$585,700</b>	<b>\$342,600</b>

<b>EXPENSE BUDGET</b>	<b>FY 2005</b>	<b>FY 2006</b>	<b>FY 2007</b>	<b>FY 2008</b>
Exterior Architecture	\$38,600	\$1,800		\$44,600
Interior Architecture	\$35,500		\$7,900	
Electrical	\$8,800	\$35,000	\$1,000	\$40,100
Mechanical	\$25,700	\$700	\$48,400	\$10,800
Elevators/Escalators	\$11,800	\$11,800	\$11,800	\$11,800
<b>Total</b>	<b>\$120,400</b>	<b>\$49,300</b>	<b>\$69,000</b>	<b>\$107,200</b>
Priority A	\$38,600	\$1,800		\$44,600
Priority B	\$50,500	\$47,500	\$61,200	\$62,700
Priority C	\$31,400		\$7,900	
<b>Total</b>	<b>\$120,400</b>	<b>\$49,300</b>	<b>\$69,000</b>	<b>\$107,200</b>



Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Maintenance \$ are aggregated over a ten-year period.

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

**DEPT. OF HOMELESS SERVICES - 071**  
**BARBARA KLEIMAN RESIDENCE BLDG. 1 - MAIN BLDG.**  
**Asset # : 2588**

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Concr Masonry Unit	15%	Now	\$66,900	LIFE	**	3-5	\$111,800	A
	<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : AT CORNERS OF LOWER WING BEHIND MAIN WING</i>							
	<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : AT LOWER WING BEHIND MAIN WING</i>							
Masonry: Brick	80%			LIFE	**	5	\$207,000	A
Masonry: Limestone	5%	Now	\$40,300	LIFE	**	3-5	\$46,300	A
	<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : AT BASE</i>							
Windows								
Aluminum	5%	Now	\$30,500	2037	**	5	\$500	A
	<i>Air Infiltration, Extent : Moderate, Area Affected : 25%</i>							
	<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : AT LOWER WING</i>							
	<i>Thin Profile/Gauge, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : AT LOWER WING</i>							
Aluminum	95%			2034	**	5	\$18,000	A
Parapets								
Copper/Terne	70%			2027	**	3	\$5,300	A
Masonry: Brick	20%	Now	\$3,100	LIFE	**	3	\$2,100	A
	<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : AT NORTHEAST CORNER OF 5 STORY WING</i>							
Metal: Cage/Fence	10%			2017	**	3	\$500	A
Roof								
Metal Panel	5%			2029	**	5	\$2,400	A
	<i>Recent Replace Evident, Extent : Moderate, Area Affected : 100%</i>							
Modified Bitumen	25%	0-2	\$4,900	2012	\$49,000			A
	<i>Debris Present, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : LOWER SECTION</i>							
	<i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : LWER SECTION</i>							
Modified Bitumen	10%			2020	**			A
	<i>Recent Replace Evident, Extent : Moderate, Area Affected : 100%</i>							
Roll Roofing	60%			2017	**			A

## Interior

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
Maintenance \$ are aggregated over a ten-year period.

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

**DEPT. OF HOMELESS SERVICES - 071**  
**BARBARA KLEIMAN RESIDENCE BLDG. 1 - MAIN BLDG.**  
**Asset # : 2588**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Floors</b>								
Cast in Place Concrete	10%			LIFE	**	5	\$3,700	C
Ceramic Tile	5%			2040	**	5	\$5,000	C
Quarry Tile	5%			2025	**	5	\$4,200	C
Terrazzo	5%	Now	\$26,700	LIFE	**	8	\$4,100	C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : FIRST FLOOR</i>								
Vinyl Tile	15%			2027	**	5	\$3,100	C
Vinyl Tile	60%			2047	**	5	\$12,600	C
<i>Recent Replace Evident, Extent : Moderate, Area Affected : 100%</i>								
<b>Interior Walls</b>								
Ceramic Tile	5%			LIFE	**	5	\$1,700	C
Concr Masonry Unit	10%			LIFE	**	5	\$1,900	C
Gypsum Board	30%			LIFE	**	5	\$2,900	C
<i>Recent Replace Evident, Extent : Moderate, Area Affected : 100%</i>								
Plaster	10%			LIFE	**	5	\$2,500	C
Plaster	25%			LIFE	**	5	\$6,100	C
SGFT/Glazed Masonry	10%			LIFE	**			C
Under Construction	10%							D
<b>Ceilings</b>								
AcousTile,Adhered	25%			2015	**	5	\$5,900	B
AcousTileSusp.Lay-In	10%			2015	**	5	\$2,400	B
Exposed Struc: Steel	5%	4+	\$101,500	LIFE	**			B
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Boiler Room</i>								
Gypsum Board	20%			LIFE	**	5	\$2,200	B
<i>Recent Repair Evident, Extent : Moderate, Area Affected : 100%</i>								
Plaster	30%			LIFE	**	5	\$4,900	B
Under Construction	10%							D

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	100%			2038	**	5	\$6,100	B
<b>Switchgear</b>								
Fused Disc Sw	75%			2038	**	3-5	\$3,300	B
Molded Case Bkrs	25%			2012	\$6,400	3-5	\$900	B

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
Maintenance \$ are aggregated over a ten-year period.

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

**DEPT. OF HOMELESS SERVICES - 071**  
**BARBARA KLEIMAN RESIDENCE BLDG. 1 - MAIN BLDG.**  
**Asset # : 2588**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Under 600 Volts								
Raceway								
Conduit	30%			2038	**			B
Conduit	70%			2012	\$3,900			B
Panelboards								
Fused Disc Sw	10%			2034	**	3	\$400	B
Molded Case Bkrs	60%			2011	\$11,600	3	\$2,800	B
Molded Case Bkrs	30%			2034	**	3	\$1,100	B
Wiring								
Braided Cloth	70%	2-4	\$6,100	2037	**			B
		<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>						
Thermoplastic	30%			2038	**			B
Motor Controllers								
Locally Mounted	100%			2029	**	5	\$3,100	B
Ground								
Grounding Devices								
Not Accessible	100%							D
Stand-by Power								
Transfer Switches								
Automatic	100%			2010	\$9,300	3-5	\$2,900	B
Generators								
Diesel	100%			2008	\$62,900	5	\$500	B
Batteries								
Nickel Cadium	100%			2005	\$500			B
Lighting								
General Lighting								
Emergency	5%			2020	**	2	\$900	B
Exit	5%			2020	**	2	\$800	B
Fluorescent	30%			2020	**	2	\$57,500	B
Fluorescent	60%			2012	\$86,700	2	\$115,100	B

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Heating								
Energy Source								
Natural Gas	100%			2032	**	3	\$1,600	B
Conversion Equipment								
Steam Boiler	100%			2025	**	3	\$25,800	B

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
Maintenance \$ are aggregated over a ten-year period.

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

**DEPT. OF HOMELESS SERVICES - 071**  
**BARBARA KLEIMAN RESIDENCE BLDG. 1 - MAIN BLDG.**  
**Asset # : 2588**

Mechanical System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Distribution								
Hot Wtr Piping/Pump	20%			2028	**	3-4	\$2,300	B
Steam Piping/Pump	80%			2032	**	3	\$10,400	B
Terminal Devices								
Convactor/Radiator	100%			2025	**	2	\$47,500	B
Air Conditioning								
Energy Source								
Electricity	100%			2028	**	5	\$700	B
Conversion Equipment								
Ext Pkg Unit - Cool	100%	Now	\$314,000	2027	**			B
<i>Not in Service, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Roof</i>								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$60,400	B
Exhaust Fans								
Interior	80%			2017	**	3-10	\$28,000	B
Roof	20%			2017	**	2-10	\$7,300	B
Plumbing								
H/C Water Piping								
Single Type	100%			2025	**	3-5	\$15,000	B
Hot Water Heater								
Single Type	100%			2013	\$15,800	3-5	\$18,300	B
HW Heat Exchanger								
Single Type	100%			2021	**			B
Sanitary Piping								
Single Type	100%			2032	**			B
Storm Drain Piping								
Single Type	100%			2032	**			B
Sump Pump(s)								
Single Type	100%			2010	\$8,800	4	\$2,000	B
Non-Water Piping								
Single Type	100%			2032	**	3	\$1,600	B

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
Maintenance \$ are aggregated over a ten-year period.

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

Print Date : 30-Sep-2003

**DEPT. OF HOMELESS SERVICES - FY 2004**

**Asset Name** : BARBARA KLEIMAN RESIDENCE BLDGS. D & G - LAUNDRY  
**Address** : 300 SKILLMAN AVENUE  
**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** : 28-Mar-2001 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3

<b>CAPITAL BUDGET</b>	<b>FY 2005 - 2008</b>	<b>FY 2009 - 2014</b>
Exterior Architecture	\$39,700	
<b>Total</b>	<b>\$39,700</b>	
Priority A	\$39,700	
<b>Total</b>	<b>\$39,700</b>	

<b>EXPENSE BUDGET</b>	<b>FY 2005</b>	<b>FY 2006</b>	<b>FY 2007</b>	<b>FY 2008</b>
Exterior Architecture	\$43,500			\$1,700
Interior Architecture	\$6,900			
Electrical	\$12,400		\$23,200	\$100
Mechanical	\$1,000		\$1,400	\$100
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$67,700</b>	<b>\$3,900</b>	<b>\$28,600</b>	<b>\$5,900</b>
Priority A	\$43,500			\$1,700
Priority B	\$17,300	\$3,900	\$28,600	\$4,200
Priority C	\$6,900			
<b>Total</b>	<b>\$67,700</b>	<b>\$3,900</b>	<b>\$28,600</b>	<b>\$5,900</b>



Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Maintenance \$ are aggregated over a ten-year period.

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

**DEPT. OF HOMELESS SERVICES - 071**  
**BARBARA KLEIMAN RESIDENCE BLDGS. D & G - LAUNDRY**  
**Asset # : 2597**

<b>Architecture</b>		<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>		
<b>Exterior</b>									
<b>Exterior Walls</b>									
Concr Masonry Unit	5%			LIFE	**	3-5	\$4,100	A	
Masonry: Brick	95%			LIFE	**	5	\$26,800	A	
<b>Windows</b>									
Steel	10%	Now	\$8,200	2027	**	5	\$200	A	
<i>Air Infiltration, Extent : Moderate, Area Affected : 25%</i>									
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>									
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>									
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>									
Wood	90%	Now	\$39,700	2037	**	5	\$1,400	A	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 100%</i>									
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>									
<i>Split/Cracked, Extent : Moderate, Area Affected : 50%</i>									
<b>Parapets</b>									
Masonry: Brick	15%			LIFE	**	3	\$400	A	
Metal Cornice	85%			2020	**	3	\$1,800	A	
<b>Roof</b>									
Modified Bitumen	80%	Now	\$34,800	2022	**			A	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>									
<i>Expansion Jnt Failure, Extent : Moderate, Area Affected : 25%</i>									
<i>Seams Open/Split, Extent : Moderate, Area Affected : 25%</i>									
Not Accessible	20%							D	
<b>Interior</b>									
<b>Floors</b>									
Cast in Place Concrete	20%	Now	\$6,900	LIFE	**	5	\$900	C	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : FIRST FLOOR</i>									
Cast in Place Concrete	80%			LIFE	**	5	\$3,800	C	
<b>Interior Walls</b>									
Concr Masonry Unit	20%			LIFE	**	5	\$500	C	
Masonry: Brick	80%			LIFE	**	5	\$6,000	C	
<b>Ceilings</b>									
Exposed Concrete	100%			LIFE	**			B	

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

Under 600 Volts

*Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
Maintenance \$ are aggregated over a ten-year period.*

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

**DEPT. OF HOMELESS SERVICES - 071**  
**BARBARA KLEIMAN RESIDENCE BLDGS. D & G - LAUNDRY**  
**Asset # : 2597**

System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Electrical</b>								
Under 600 Volts								
Raceway								
Conduit	90%			2012	\$2,000			B
Under Construction	10%							D
Panelboards								
Fused Knife Sw	70%	2-4	\$3,400	2037	**	3	\$300	B
<i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i>								
Molded Case Bkrs	20%	2-4	\$1,000	2037	**	3	\$100	B
<i>Enclosure Corroded, Extent : Moderate, Area Affected : 100%</i>								
Under Construction	10%							D
Wiring								
Braided Cloth	90%	2-4	\$3,100	2037	**			B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
Under Construction	10%							D
Lighting								
General Lighting								
Fluorescent	95%			2007	\$17,400	2	\$23,200	B
Incandescent	5%			2007	\$900	2	\$1,200	B

System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Mechanical</b>								
Heating								
Distribution								
Steam Piping/Pump	100%			2022	**	3	\$1,200	B
Terminal Devices								
Convactor/Radiator	80%			2017	**	2	\$4,800	B
Fan Coil Unit/Heat	20%			2012	\$25,900	4	\$100	B
Plumbing								
Sanitary Piping								
Single Type	100%			2022	**			B
Storm Drain Piping								
Single Type	100%			2022	**			B

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
Maintenance \$ are aggregated over a ten-year period.

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

Print Date : 30-Sep-2003

**DEPT. OF HOMELESS SERVICES - FY 2004**

**Asset Name** : BELLEVUE SHELTER  
**Address** : 432 EAST 30TH STREET  
**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** : 03-Jul-2002                      **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Sub Basement, Roof, Floors 1,3,5,7,8,9,PH

<b>CAPITAL BUDGET</b>	<b>FY 2005 - 2008</b>	<b>FY 2009 - 2014</b>
Exterior Architecture	\$6,119,400	\$728,400
Interior Architecture	\$803,700	\$126,500
Electrical	\$167,300	\$685,100
Mechanical	\$885,700	\$7,440,800
<b>Total</b>	<b>\$7,976,100</b>	<b>\$8,980,800</b>
Priority A	\$6,119,400	\$728,400
Priority B	\$1,140,700	\$8,172,200
Priority C	\$716,000	\$80,200
<b>Total</b>	<b>\$7,976,100</b>	<b>\$8,980,800</b>

<b>EXPENSE BUDGET</b>	<b>FY 2005</b>	<b>FY 2006</b>	<b>FY 2007</b>	<b>FY 2008</b>
Exterior Architecture	\$28,700			\$120,400
Interior Architecture		\$34,500		\$27,800
Electrical	\$216,200	\$10,500	\$172,700	\$5,700
Mechanical	\$45,000		\$125,500	\$34,100
Elevators/Escalators	\$53,300	\$53,300	\$53,300	\$53,300
<b>Total</b>	<b>\$343,300</b>	<b>\$98,200</b>	<b>\$351,500</b>	<b>\$241,200</b>
Priority A	\$28,700			\$120,400
Priority B	\$314,600	\$86,300	\$351,500	\$93,000
Priority C		\$11,900		\$27,800
<b>Total</b>	<b>\$343,300</b>	<b>\$98,200</b>	<b>\$351,500</b>	<b>\$241,200</b>



Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Maintenance \$ are aggregated over a ten-year period.

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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Exterior</b>								
<b>Exterior Walls</b>								
Cast Stone/Terra Cotta	10%	Now	\$687,700	LIFE	**	3-5	\$236,800	A
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : At cornices</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	85%	Now	\$1,054,800	LIFE	**	5	\$632,200	A
<i>Diagonal Cracks, Extent : Severe, Area Affected : 5%</i>								
<i>Location : At service area</i>								
<i>Efflorescence, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : NORTH &amp; SOUTH FACADES</i>								
<i>Horizontal Cracks, Extent : Severe, Area Affected : 5%</i>								
<i>Location : At service area</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : AT ELEVATOR PENTHOUSES AND SERVICE AREA</i>								
Masonry: Limestone	5%	Now	\$231,900	LIFE	**	3-5	\$133,000	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Window sills</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : At horizontal bandings</i>								
<b>Windows</b>								
Aluminum	80%	Now	\$2,424,800	2038	**	5	\$37,800	A
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 50%</i>								
<i>Hardware Missing, Extent : Moderate, Area Affected : 50%</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>								
Steel	20%	Now	\$735,700	2028	**	5	\$19,000	A
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
Maintenance \$ are aggregated over a ten-year period.

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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Parapets								
Cast Stone/Terra Cotta	19%	Now	\$185,600	LIFE	**	3	\$17,300	A
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 15%</i> <i>Location : Throughout</i> <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i> <i>Location : Throughout</i> <i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i> <i>Location : Throughout</i>								
Copper/Terne	1%	Now	\$1,900	2028	**	3	\$500	A
<i>Punct/Tear/Impct Dmg, Extent : Moderate, Area Affected : 15%</i>								
Masonry: Brick	70%	Now	\$139,200	LIFE	**	3	\$48,200	A
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i> <i>Location : Elevator penthouses</i> <i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%</i> <i>Location : South Facade,North Facade</i> <i>Recent Repair Evident, Extent : Moderate, Area Affected : 15%</i> <i>Location : 9th and 8th floor setbacks</i>								
Masonry: Limestone	10%	Now	\$26,800	LIFE	**	3	\$7,300	A
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i> <i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i> <i>Staining/Discoloring, Extent : Moderate, Area Affected : 50%</i>								
Roof								
IRMA/Protected Membrane	30%	0-2	\$234,500	2023	**	5	\$13,400	A
<i>Fishmouths, Extent : Moderate, Area Affected : 100%</i> <i>Location : Over 9th floor</i> <i>Insul Miss/Displaced, Extent : Moderate, Area Affected : 25%</i> <i>Location : Over 9th floor</i> <i>Miss/Damgd Flashings, Extent : Moderate, Area Affected : 25%</i> <i>Location : Over 9th floor</i>								
Modified Bitumen	70%	0-2	\$425,300	2023	**			A
<i>Alligatoring, Extent : Moderate, Area Affected : 25%</i> <i>Location : Over 7th and 8th floors</i> <i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%</i> <i>Location : Over 7th floor</i> <i>Seams Open/Split, Extent : Moderate, Area Affected : 15%</i> <i>Location : Over 7th and 8th floors</i>								

## Interior

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
Maintenance \$ are aggregated over a ten-year period.

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

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

<b>Architecture</b>		<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>		
<b>Interior</b>									
<b>Floors</b>									
Cast in Place Concrete	10%			LIFE	**	5	\$17,700	C	
<i>Water Penetration, Extent : Light, Area Affected : 15%</i>									
<i>Location : Sub basement</i>									
Ceramic Tile	5%			2041	**	5	\$23,800	C	
Marble Panels	5%			LIFE	**	5	\$24,500	C	
Quarry Tile	5%			2018	**	5	\$20,200	C	
Vinyl Tile	70%	Now	\$567,500	2028	**	5	\$34,900	C	
<i>Adhesion Failure, Extent : Moderate, Area Affected : 15%</i>									
<i>Location : Basement and 9th floor corridors</i>									
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>									
<i>Location : Basement and 9th floor corridors</i>									
Wood	5%			2028	**	5	\$35,300	C	
<b>Interior Walls</b>									
Ceramic Tile	5%			LIFE	**	5	\$6,300	C	
Marble Panels	5%			LIFE	**	5	\$11,300	C	
Plaster	90%	Now	\$148,500	LIFE	**	5	\$80,200	C	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : 9th floor</i>									
<i>Punct/Tear/Impct Dmg, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : 9th floor</i>									
<b>Ceilings</b>									
AcousTile,Adhered	15%			2016	**	5	\$16,900	B	
AcousTileConcealSpLn	20%			2016	**	5	\$22,500	B	
AcousTileSusp.Lay-In	5%			2016	**	5	\$5,600	B	
Plaster	60%	Now	\$87,700	LIFE	**	5	\$46,300	B	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>									
<i>Location : Room 8W-39</i>									

<b>Electrical</b>		<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>		
<b>Under 600 Volts</b>									
<b>Service Equipment</b>									
Fused Disc Sw	100%			2039	**	5	\$29,300	B	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>									
<i>Explanation : 4000A MAIN FUSED DISCONNECT SWITCH</i>									

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
Maintenance \$ are aggregated over a ten-year period.

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

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

<b>Electrical</b>		<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>		
Under 600 Volts									
Switchgear									
Fused Disc Sw	80%			2039	**	3-5	\$14,400	B	
Molded Case Bkrs	20%	2-4	\$30,700	2043	**	3-5	\$2,700	B	
<i>Arc/Scorch/Burn Mrks, Extent : Moderate, Area Affected : 100%</i>									
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>									
<i>Explanation : On extended life.</i>									
Raceway									
Conduit	90%			2013	\$36,300			B	
Conduit	10%			2039	**			B	
Panelboards									
Fused Knife Sw	20%	2-4	\$23,200	2038	**	3	\$3,400	B	
<i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i>									
Fused Toggle Switch	60%	2-4	\$69,700	2038	**	3	\$10,100	B	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>									
<i>Explanation : On extended life</i>									
Molded Case Bkrs	10%			2012	\$11,600	3	\$1,700	B	
Molded Case Bkrs	10%			2035	**	3	\$2,200	B	
Wiring									
Braided Cloth	90%	2-4	\$56,300	2038	**			B	
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>									
Thermoplastic	10%			2039	**			B	
Motor Controllers									
Locally Mounted	100%			2011	\$235,900	5	\$14,900	B	
Ground									
Grounding Devices									
Metal Water Pipe	100%			2018	**			B	
Lighting									
General Lighting									
Emergency	2%			2021	**	2	\$1,700	B	
Exit	4%			2021	**	2	\$3,100	B	
Fluorescent	6%	4+	\$41,300	2023	**	2	\$43,900	B	
<i>Inadequate Ltg Level, Extent : Moderate, Area Affected : 100%</i>									
Fluorescent	25%			2021	**	2	\$228,400	B	
Fluorescent	60%			2013	\$412,900	2	\$548,200	B	
HID	1%			2013	\$1,200	2	\$9,100	B	
Incandescent	2%			2013	\$13,800	2	\$18,300	B	

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

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
Maintenance \$ are aggregated over a ten-year period.

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

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

System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Heating</b>								
Energy Source								
District Steam	100%			2023	**	5	\$71,900	B
Conversion Equipment								
PRV/L.P. Steam	100%			2016	**			B
Distribution								
Steam Piping/Pump	100%			2013	\$2,262,600	3	\$46,500	B
Terminal Devices								
Air Handler	20%	Now	\$349,400	2023	**			B
	<i>Not in Service, Extent : Moderate, Area Affected : 100%</i>							
Convactor/Radiator	80%			2011	\$2,448,700	2	\$181,000	B
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$287,600	B
Exhaust Fans								
Interior	100%	Now	\$358,200	2023	**	3-6	\$83,100	B
	<i>Not in Service, Extent : Moderate, Area Affected : 100%</i>							
<b>Plumbing</b>								
H/C Water Piping								
Single Type	100%	Now	\$96,800	2011	\$967,900	3-5	\$58,300	B
	<i>Leak Evident, Extent : Light, Area Affected : 10%</i>							
HW Heat Exchanger								
Single Type	100%			2009	\$100,600			B
Sanitary Piping								
Single Type	100%			2013	\$703,900			B
Storm Drain Piping								
Single Type	100%	Now	\$45,300	2013	\$452,500			B
	<i>Leak Evident, Extent : Moderate, Area Affected : 10%</i>							
Sump Pump(s)								
Single Type	100%	Now	\$8,800	2018	**	4	\$1,300	B
	<i>Not in Service, Extent : Moderate, Area Affected : 100%</i>							
Non-Water Piping								
Single Type	100%			2013	\$452,500	3	\$5,600	B

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
Maintenance \$ are aggregated over a ten-year period.

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

Print Date : 30-Sep-2003

**DEPT. OF HOMELESS SERVICES - FY 2004**

**Asset Name** : BORDEN AVENUE MEN'S SHELTER  
**Address** : 21-10 BORDEN AVENUE  
**Borough** : QUEENS **Agency's Number** : N/A  
**Program / Asset #** : DHS0042.000 / 1941 **Yr Built/Renovated** : 1963 /  
**Area Sq Ft** : 58,000 **Project Type** : HOMELESS SERVICES  
**Date of Survey** : 03-Feb-2000 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1

<b>CAPITAL BUDGET</b>		<b>FY 2005 - 2008</b>	<b>FY 2009 - 2014</b>
Exterior Architecture			\$41,300
Interior Architecture			\$344,800
Electrical			\$93,400
Mechanical		\$213,700	\$726,000
<b>Total</b>		<b>\$213,700</b>	<b>\$1,205,600</b>
Priority A			\$41,300
Priority B		\$213,700	\$1,164,200
<b>Total</b>		<b>\$213,700</b>	<b>\$1,205,600</b>

<b>EXPENSE BUDGET</b>	<b>FY 2005</b>	<b>FY 2006</b>	<b>FY 2007</b>	<b>FY 2008</b>
Exterior Architecture		\$700	\$3,700	\$11,800
Interior Architecture	\$32,400	\$400		
Electrical	\$43,700	\$2,100	\$25,700	\$400
Mechanical	\$5,800	\$10,700	\$16,100	\$3,000
<b>Total</b>	<b>\$81,900</b>	<b>\$13,800</b>	<b>\$45,500</b>	<b>\$15,300</b>
Priority A		\$700	\$3,700	\$11,800
Priority B	\$49,500	\$12,800	\$41,800	\$3,500
Priority C	\$32,400	\$400		
<b>Total</b>	<b>\$81,900</b>	<b>\$13,800</b>	<b>\$45,500</b>	<b>\$15,300</b>



Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Maintenance \$ are aggregated over a ten-year period.

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

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

<b>Architecture</b>		<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>		
<b>Exterior</b>									
<b>Exterior Walls</b>									
Concr Masonry Unit	25%			LIFE	**	3-5	\$42,500	A	
Masonry: Brick	70%			LIFE	**	5	\$41,300	A	
Metal Panel	5%			2031	**	5	\$1,300	A	
<b>Windows</b>									
Aluminum	100%			2027	**	5	\$7,500	A	
<b>Roof</b>									
Modified Bitumen	100%			2016	**			A	
<b>Interior</b>									
<b>Floors</b>									
Cast in Place Concrete	90%			LIFE	**	5	\$22,800	C	
Ceramic Tile	5%	Now	\$13,500	2039	**	5	\$1,700	C	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : Toilets</i>									
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : Toilets</i>									
Vinyl Tile	5%			2026	**	5	\$700	C	
<b>Interior Walls</b>									
Ceramic Tile	5%	Now	\$18,900	LIFE	**	5	\$900	C	
<i>Adhesion Failure, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : Toilets</i>									
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : Toilets</i>									
Concr Masonry Unit	85%			LIFE	**	5	\$8,200	C	
Gypsum Board	10%			LIFE	**	5	\$500	C	
<b>Ceilings</b>									
AcousTileSusp.Lay-In	10%			2014	\$40,600	5	\$1,600	B	
Exposed Struc: Steel	35%			LIFE	**			B	
Fiber Board	55%			2009	\$304,200			B	

<b>Electrical</b>		<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>		
<b>Under 600 Volts</b>									
<b>Service Equipment</b>									
Fused Disc Sw	100%			2011	\$800	5	\$4,200	B	
<b>Switchgear</b>									
Fused Knife Sw	100%	2-4	\$12,800	2041	**	3-5	\$2,000	B	
<i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i>									

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
Maintenance \$ are aggregated over a ten-year period.

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

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Under 600 Volts								
Raceway								
Conduit	100%			2011	\$2,200			B
Panelboards								
Molded Case Bkrs	100%			2019	**	3	\$2,400	B
Wiring								
Braided Cloth	60%	2-4	\$6,000	2036	**			B
		<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>						
Thermoplastic	40%			2011	\$1,400			B
Motor Controllers								
Locally Mounted	100%			2009	\$9,700	5	\$2,100	B
Lighting								
General Lighting								
Exit	5%			2011	\$3,000	2	\$500	B
Fluorescent	95%			2011	\$93,400	2	\$124,000	B

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Heating								
Energy Source								
Fuel Oil	90%			2031	**	4	\$1,400	B
Natural Gas	10%			2031	**	3	\$100	B
Conversion Equipment								
Hot Water Boiler	100%			2009	\$104,200	3	\$15,100	B
Distribution								
Hot Wtr Piping/Pump	100%			2010	\$232,600	3-4	\$11,200	B
Terminal Devices								
Air Handler	75%			2011	\$187,200			B
Convactor/Radiator	25%			2016	**	2	\$8,100	B
Air Conditioning								
Energy Source								
Electricity	100%			2019	**	5	\$500	B
Conversion Equipment								
Ext Pkg Unit - Cool	100%			2007	\$213,700			B
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$41,100	B
Exhaust Fans								
Roof	100%			2011	\$36,800	2-10	\$24,800	B
Plumbing								

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
Maintenance \$ are aggregated over a ten-year period.

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

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

System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
H/C Water Piping Single Type	100%			2016	**	3-5	\$8,800	B
HW Heat Exchanger Single Type	100%			2014	\$14,400			B
Sanitary Piping Single Type	100%			2011	\$100,600			B
Storm Drain Piping Single Type	100%			2011	\$64,700			B
Sump Pump(s) Single Type	100%			2009	\$8,800	4	\$2,000	B
Non-Water Piping Single Type	100%			2021	**	3	\$800	B

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
Maintenance \$ are aggregated over a ten-year period.

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

Print Date : 30-Sep-2003

**DEPT. OF HOMELESS SERVICES - FY 2004**

**Asset Name** : BRIARWOOD FAMILY RESIDENCE 80-20 134TH STREET  
**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** : 09-Jan-2001 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4

<b>CAPITAL BUDGET</b>		<b>FY 2005 - 2008</b>	<b>FY 2009 - 2014</b>
Exterior Architecture			\$331,000
<b>Total</b>			<b>\$331,000</b>
Priority	A		\$331,000
<b>Total</b>			<b>\$331,000</b>

<b>EXPENSE BUDGET</b>	<b>FY 2005</b>	<b>FY 2006</b>	<b>FY 2007</b>	<b>FY 2008</b>
Exterior Architecture	\$15,700		\$5,000	\$14,200
Interior Architecture			\$7,700	
Electrical	\$30,200		\$32,600	\$500
Mechanical	\$19,300	\$2,700	\$33,700	\$6,400
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$69,100</b>	<b>\$6,700</b>	<b>\$82,900</b>	<b>\$25,100</b>
Priority	A		\$5,000	\$14,200
Priority	B	\$53,400	\$6,700	\$10,900
Priority	C		\$7,700	
<b>Total</b>	<b>\$69,100</b>	<b>\$6,700</b>	<b>\$82,900</b>	<b>\$25,100</b>



Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Maintenance \$ are aggregated over a ten-year period.

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

**DEPT. OF HOMELESS SERVICES - 071**  
**BRIARWOOD FAMILY RESIDENCE 80-20 134TH STREET**  
**Asset # : 3012**

<b>Architecture</b>	<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Exterior</b>								
Exterior Walls								
Masonry: Brick	95%			LIFE	**	5	\$119,200	A
Stucco Cement	5%			2028	**	3-5	\$19,800	A
<i>Recent Repair Evident, Extent : Moderate, Area Affected : 20%</i>								
Windows								
Aluminum	100%			2028	**	5	\$20,300	A
<i>Recent Repair Evident, Extent : Light, Area Affected : 10%</i>								
Parapets								
Metal: Cage/Fence	100%			2017	**	3	\$6,800	A
Roof								
Metal Panel	35%			2025	**	5	\$28,100	A
Modified Bitumen	65%			2012	\$211,800			A
<b>Interior</b>								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$3,000	C
Vinyl Tile	90%			2027	**	5	\$15,300	C
Interior Walls								
Ceramic Tile	3%			LIFE	**	5	\$800	C
Concr Masonry Unit	15%			LIFE	**	5	\$2,200	C
Gypsum Board	82%			LIFE	**	5	\$6,500	C
Ceilings								
Gypsum Board	100%			LIFE	**	5	\$8,900	B

<b>Electrical</b>	<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
Service Equipment								
Fused Disc Sw	100%			2032	**	5	\$5,000	B
Switchgear								
Fused Disc Sw	100%			2032	**	3-5	\$3,600	B
Raceway								
Conduit	100%			2032	**			B
Panelboards								
Molded Case Bkrs	100%			2028	**	3	\$2,900	B
Wiring								
Thermoplastic	100%			2032	**			B
Motor Controllers								
Locally Mounted	100%			2025	**	5	\$2,500	B

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
Maintenance \$ are aggregated over a ten-year period.

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

**DEPT. OF HOMELESS SERVICES - 071**  
**BRIARWOOD FAMILY RESIDENCE 80-20 134TH STREET**  
**Asset # : 3012**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Ground								
Grounding Devices								
Metal Water Pipe	100%			2025	**			B
Lighting								
General Lighting								
Emergency	5%			2017	**	2	\$700	B
Exit	5%			2017	**	2	\$700	B
Fluorescent	90%			2017	**	2	\$140,400	B

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Heating								
Energy Source								
Natural Gas	100%			2032	**	3	\$1,300	B
Conversion Equipment								
Hot Water Boiler	100%			2025	**	3	\$18,100	B
Distribution								
Hot Wtr Piping/Pump	100%			2028	**	3-4	\$9,500	B
Terminal Devices								
Air Handler	15%			2017	**			B
Convactor/Radiator	85%			2017	**	2	\$32,800	B
Air Conditioning								
Energy Source								
Electricity	100%			2028	**	5	\$600	B
Conversion Equipment								
Reciprocating Compr	5%			2021	**	5	\$4,100	B
No Component	95%							D
Terminal Devices								
Air Handler/Cool/Ht	100%	Now	\$2,400	2017	**	4	\$4,600	B
<i>Unit Inoperable, Extent : Severe, Area Affected : 20% Location : Boiler Room</i>								
Heat Rejection								
Air Condenser Unit	5%			2021	**			B
No Component	95%							D
Ventilation								
Distribution								
Ductwork/Diffusers	50%			LIFE	**	2	\$24,600	B
No Component	50%							D

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
Maintenance \$ are aggregated over a ten-year period.

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

**DEPT. OF HOMELESS SERVICES - 071**  
**BRIARWOOD FAMILY RESIDENCE 80-20 134TH STREET**  
**Asset # : 3012**

System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ventilation								
Exhaust Fans Roof	100%			2017	* *	2-10	\$29,600	B
Plumbing								
H/C Water Piping Single Type	100%			2025	* *	3-5	\$12,200	B
Hot Water Heater Single Type	100%			2013	\$12,900	3-5	\$14,900	B
Sanitary Piping Single Type	100%			2032	* *			B
Storm Drain Piping Single Type	100%			2032	* *			B
Sump Pump(s) Single Type	100%			2010	\$8,800	4	\$2,000	B

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
Maintenance \$ are aggregated over a ten-year period.

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

Print Date : 30-Sep-2003

**DEPT. OF HOMELESS SERVICES - FY 2004**

**Asset Name** : BROOKLYN WOMEN'S SHELTER (FORMER P.S. 63 - BK)  
**Address** : 116 WILLIAMS AVENUE  
**Borough** : BROOKLYN **Agency's Number** : N/A  
**Program / Asset #** : DHS0013.000 / 1973 **Yr Built/Renovated** : 1926 / 1999  
**Area Sq Ft** : 86,172 **Project Type** : HOMELESS SERVICES  
**Date of Survey** : 20-Mar-2000 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4

<b>CAPITAL BUDGET</b>	<b>FY 2005 - 2008</b>	<b>FY 2009 - 2014</b>
Exterior Architecture	\$483,300	\$176,000
Interior Architecture	\$453,600	\$57,200
Electrical	\$55,500	\$125,300
Mechanical	\$508,700	
<b>Total</b>	<b>\$1,501,100</b>	<b>\$358,500</b>
Priority A	\$483,300	\$176,000
Priority B	\$667,200	\$182,500
Priority C	\$350,500	
<b>Total</b>	<b>\$1,501,100</b>	<b>\$358,500</b>

<b>EXPENSE BUDGET</b>	<b>FY 2005</b>	<b>FY 2006</b>	<b>FY 2007</b>	<b>FY 2008</b>
Exterior Architecture	\$28,400		\$300	\$10,000
Interior Architecture	\$116,000			
Electrical	\$23,600	\$28,000	\$18,000	\$17,300
Mechanical	\$2,200	\$16,700	\$20,300	\$15,100
<b>Total</b>	<b>\$170,300</b>	<b>\$44,700</b>	<b>\$38,600</b>	<b>\$42,400</b>
Priority A	\$28,400		\$300	\$10,000
Priority B	\$58,900	\$44,700	\$38,300	\$32,400
Priority C	\$83,000			
<b>Total</b>	<b>\$170,300</b>	<b>\$44,700</b>	<b>\$38,600</b>	<b>\$42,400</b>



Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Maintenance \$ are aggregated over a ten-year period.

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

**DEPT. OF HOMELESS SERVICES - 071**  
**BROOKLYN WOMEN'S SHELTER (FORMER P.S. 63 - BK)**  
**Asset # : 1973**

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Exterior</b>								
<b>Exterior Walls</b>								
Masonry: Brick	95%	Now	\$200,500	LIFE	**	5	\$120,200	A
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : AT SOUTHWEST CORNERS OF SOUTH AND NORTH WINGS</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North Facade</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : AT NORTHWEST CORNER OF RECREATION ROOM</i>								
Masonry: Limestone	5%	Now	\$39,400	LIFE	**	3-5	\$22,600	A
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : ABOVE MAIN ENTRANCE</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<b>Windows</b>								
Aluminum	100%	Now	\$243,400	2027	**	5	\$19,000	A
<i>Ctrwt/Balnc Not Funct, Extent : Severe, Area Affected : 50%</i>								
<i>Location : ALL WINDOWS TRHOUGHOUT</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : AT WINDOW SILLS</i>								
<b>Parapets</b>								
Clay Tile	10%	Now	\$800	LIFE	**			A
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : COPING OVER RECREATION ROOM PARAPET</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : COPING OVER RECREATION ROOM PARAPET</i>								
<i>Explanation : MORTAR JOINTS ARE ERODED</i>								
Masonry: Brick	80%	Now	\$16,500	LIFE	**	3	\$11,400	A
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : AT NORTHWEST CORNER OF SOUTH WING AND SOUTHWEST CORNER OF RECREATION ROOM</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : West Facade</i>								
Metal Panel	10%			2037	**	3	\$1,000	A
<i>Recent Installation, Extent : Moderate, Area Affected : 100%</i>								
<b>Roof</b>								
Built-Up (BUR)	30%	2-4	\$11,200	2011	\$55,900			A
<i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : OVER RECREATION ROOM</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : AROUND DRAINS AT RECREATION ROOM ROOF</i>								
Modified Bitumen	70%			2019	**			A
<i>Recent Installation, Extent : Moderate, Area Affected : 100%</i>								
<b>Interior</b>								

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
Maintenance \$ are aggregated over a ten-year period.

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

**DEPT. OF HOMELESS SERVICES - 071**  
**BROOKLYN WOMEN'S SHELTER (FORMER P.S. 63 - BK)**  
**Asset # : 1973**

<b>Architecture</b>	<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Floors</b>								
Asphalt Poured	5%	4+	\$28,400	2016	**	5	\$600	C
	<i>Split/Cracked, Extent : Severe, Area Affected : 50%</i>							
	<i>Worn/Eroded, Extent : Severe, Area Affected : 50%</i>							
	<i>Wrinkling, Extent : Severe, Area Affected : 50%</i>							
Cast in Place Concrete	10%	Now	\$13,100	LIFE	**	5	\$3,600	C
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : AT FIRST FLOOR RESTROOM</i>							
Ceramic Tile	5%	Now	\$19,000	2039	**	5	\$2,400	C
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>							
	<i>Location : AT SHOWERS</i>							
Marble Panels	5%			LIFE	**	5	\$4,900	C
Vinyl Tile	75%	Now	\$245,000	2039	**	5	\$7,500	C
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : AT CORRIDORS AND DORMITORIES ON SECOND THIRD AND FOURTH FLOORS</i>							
	<i>Other Observation, Extent : Severe, Area Affected : 25%</i>							
	<i>Location : NEAR RADIATORS IN DORMITORIES THROUGHOUT AND MEDICAL OFFICE ON SECOND FLOOR</i>							
	<i>Explanation : ROTTED WOOD SUBFLOOR</i>							
<b>Interior Walls</b>								
Ceramic Tile	5%	Now	\$22,600	LIFE	**	5	\$1,100	C
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : SOUTH SHOWER ROOM ON FOURTH FLOOR</i>							
	<i>Other Observation, Extent : Moderate, Area Affected : 30%</i>							
	<i>Location : AT SHOWERS</i>							
	<i>Explanation : GROUT MISSING &amp; ERODED</i>							
Concr Masonry Unit	10%			LIFE	**	5	\$1,100	C
Gypsum Board	10%			LIFE	**	5	\$600	C
Plaster	75%	Now	\$105,600	LIFE	**	5	\$11,400	C
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : CORRIDORS AND STAIR A ON FOURTH FLOOR</i>							
	<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : STAIR A ON FOURTH FLOOR AND CORRIDORS</i>							
<b>Ceilings</b>								
AcousTileSusp.Lay-In	10%			2014	\$57,200	5	\$2,300	B
Exposed Concrete	10%	Now	\$33,000	LIFE	**			B
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>							
	<i>Location : METER ROOM IN BOILER ROOM</i>							
Metal Panel	10%			LIFE	**	5	\$3,100	B
Plaster	70%	Now	\$103,100	LIFE	**	5	\$10,900	B
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>							
	<i>Location : STAIR A ON FOURTH FLOOR AND DORMITORIES ON FOURTH FLOOR</i>							

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
Maintenance \$ are aggregated over a ten-year period.

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

**DEPT. OF HOMELESS SERVICES - 071**  
**BROOKLYN WOMEN'S SHELTER (FORMER P.S. 63 - BK)**  
**Asset # : 1973**

System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	50%			2011	\$700	5	\$3,100	B
Fused Disc Sw	50%			2021	**	5	\$3,100	B
Switchgear								
Fused Disc Sw	25%			2031	**	3-5	\$1,000	B
Fused Disc Sw	75%			2011	\$19,200	3-5	\$3,400	B
Raceway								
Conduit	25%			2031	**			B
Conduit	75%			2011	\$4,200			B
Panelboards								
Fused Toggle Switch	20%	2-4	\$3,900	2036	**	3	\$700	B
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
Molded Case Bkrs	30%			2019	**	3	\$1,100	B
Molded Case Bkrs	50%			2010	\$9,700	3	\$1,800	B
Wiring								
Braided Cloth	25%	2-4	\$2,200	2036	**			B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
Thermoplastic	75%			2031	**			B
Motor Controllers								
Locally Mounted	90%			2009	\$69,800	5	\$2,900	B
Locally Mounted	10%			2016	**	5	\$300	B
Stand-by Power								
Transfer Switches								
Automatic	100%			2024	**	3-5	\$2,900	B
Generators								
Diesel	100%			2020	**	5	\$500	B
Batteries								
Lead/Acid	100%			2005	\$500			B
Lighting								
General Lighting								
Emergency	5%			2019	**	2	\$900	B
Exit	4%			2019	**	2	\$600	B
Exit	1%			2011	\$300	2	\$200	B
Fluorescent	40%			2006	\$55,500	2	\$73,600	B
Fluorescent	40%			2011	\$55,500	2	\$73,600	B
HID	5%	Now	\$1,200	2021	**	2	\$7,400	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Explanation : EXTERIOR SECURITY FIXTURES MALFUNCTIONING/INOPERABLE</i>								
Incandescent	5%			2006	\$6,900	2	\$9,200	B

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
Maintenance \$ are aggregated over a ten-year period.

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

**DEPT. OF HOMELESS SERVICES - 071**  
**BROOKLYN WOMEN'S SHELTER (FORMER P.S. 63 - BK)**  
**Asset # : 1973**

System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Heating</b>								
Energy Source Natural Gas	100%			2031	**	3	\$1,100	B
Conversion Equipment Steam Boiler	100%			2024	**	3	\$24,700	B
Distribution Steam Piping/Pump	100%	Now	\$45,600	2031	**	3	\$9,400	B
<i>Leak Evident, Extent : Moderate, Area Affected : 10% Location : RETURN LINES AND RADIATOR VALVES</i>								
Terminal Devices Convactor/Radiator	60%			2016	**	2	\$27,300	B
Fan Coil Unit/Heat	40%	Now	\$391,000	2021	**	4	\$2,100	B
<i>Other Observation, Extent : Severe, Area Affected : 100% Location : 1st Floor,2nd Floor, 3rd Floor, and 4th Floor Explanation : OLD UNIVENTS HAVE BEEN BLOCKED OFF</i>								
<b>Ventilation</b>								
Distribution Ductwork/Diffusers	100%			LIFE	**	2	\$57,900	B
Exhaust Fans Interior	100%	Now	\$72,200	2021	**	3-6	\$16,700	B
<i>Not in Service, Extent : Severe, Area Affected : 100% Location : 3rd Floor,4th Floor</i>								
<b>Plumbing</b>								
H/C Water Piping Single Type	100%			2016	**	3-5	\$12,400	B
Hot Water Heater Single Type	100%			2015	**	3-5	\$15,600	B
Sanitary Piping Single Type	100%			2021	**			B
Storm Drain Piping Single Type	100%			2021	**			B
Sump Pump(s) Single Type	100%			2015	**	4	\$1,300	B
Non-Water Piping Single Type	100%			2031	**	3	\$1,100	B

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
Maintenance \$ are aggregated over a ten-year period.

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

Print Date : 30-Sep-2003

**DEPT. OF HOMELESS SERVICES - FY 2004**

**Asset Name** : BROWNSVILLE WOMENS SHELTER  
**Address** : 357 SARATOGA AVENUE  
**Borough** : BROOKLYN **Agency's Number** : JK03  
**Program / Asset #** : DHS0082.000 / 4454 **Yr Built/Renovated** : 1904 /  
**Area Sq Ft** : 13,400 **Project Type** : HOMELESS SERVICES  
**Date of Survey** : 06-May-2003 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2

<b>CAPITAL BUDGET</b>		<b>FY 2005 - 2008</b>	<b>FY 2009 - 2014</b>
Exterior Architecture			\$30,300
<b>Total</b>			<b>\$30,300</b>
Priority	A		\$30,300
<b>Total</b>			<b>\$30,300</b>

<b>EXPENSE BUDGET</b>	<b>FY 2005</b>	<b>FY 2006</b>	<b>FY 2007</b>	<b>FY 2008</b>
Exterior Architecture	\$79,700		\$3,100	\$15,000
Interior Architecture	\$2,800		\$2,300	
Electrical	\$300	\$5,300	\$500	\$5,300
Mechanical	\$4,400	\$1,100	\$4,900	\$1,600
<b>Total</b>	<b>\$87,200</b>	<b>\$6,400</b>	<b>\$10,800</b>	<b>\$22,000</b>
Priority	A		\$3,100	\$15,000
Priority	B	\$6,000	\$5,800	\$6,900
Priority	C	\$1,500	\$1,900	
<b>Total</b>	<b>\$87,200</b>	<b>\$6,400</b>	<b>\$10,800</b>	<b>\$22,000</b>



Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Maintenance \$ are aggregated over a ten-year period.

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

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

Architecture System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Exterior</b>								
Exterior Walls								
Masonry: Brick	25%	0-2	\$8,900	LIFE	**	5	\$5,300	A
	<i>Spalling, Extent : Moderate, Area Affected : 40%</i> <i>Location : Areaway(s),North Facade</i>							
	<i>Worn/Eroded, Extent : Light, Area Affected : 45%</i> <i>Location : Areaway(s),North Facade</i>							
Stucco Cement	75%	Now	\$25,000	2022	**	3-5	\$44,300	A
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 15%</i> <i>Location : South Facade</i>							
	<i>Diagonal Cracks, Extent : Moderate, Area Affected : 15%</i> <i>Location : South Facade,West Facade</i>							
<b>Windows</b>								
Aluminum	100%			2030	**	5	\$1,100	A
<b>Parapets</b>								
Masonry: Brick	25%	Now	\$2,800	LIFE	**	3	\$1,900	A
	<i>Miss/Damgd Copings, Extent : Moderate, Area Affected : 20%</i> <i>Location : North Facade</i>							
	<i>Spalling, Extent : Moderate, Area Affected : 15%</i> <i>Location : North Facade</i>							
Stucco Cement	75%			2022	**	3-5	\$8,200	A
<b>Roof</b>								
Roll Roofing	50%			2014			\$30,300	A
Roll Roofing	40%	0-2	\$24,300	2024	**			A
	<i>Deteriorated Finish, Extent : Moderate, Area Affected : 25%</i> <i>Location : Throughout</i>							
	<i>Seams Open/Split, Extent : Moderate, Area Affected : 10%</i> <i>Location : Throughout</i>							
	<i>Split/Cracked, Extent : Moderate, Area Affected : 25%</i> <i>Location : Throughout</i>							
Skylight, Metal/Glass	10%	Now	\$18,300	2034	**	3	\$4,800	A
	<i>Miss/Damgd Flashings, Extent : Moderate, Area Affected : 20%</i> <i>Location : Lower Roof</i>							
	<i>Water Penetration, Extent : Light, Area Affected : 10%</i> <i>Location : Lower Roof</i>							
<b>Interior</b>								
Floors								
Quarry Tile	5%			2027	**	5	\$700	C
Vinyl Tile	95%			2042	**	5	\$3,100	C
<b>Interior Walls</b>								
Ceramic Tile	5%			LIFE	**	5	\$500	C
Concr Masonry Unit	5%			LIFE	**	5	\$200	C
Gypsum Board	90%			LIFE	**	5	\$2,400	C

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
Maintenance \$ are aggregated over a ten-year period.

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

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

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

## Interior

## Ceilings

AcousTileSusp.Lay-In	25%			2017	**	5	\$900	B
Gypsum Board	75%			LIFE	**	5	\$2,500	B

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

## Under 600 Volts

## Service Equipment

Fused Disc Sw	100%			2024	**	5	\$1,000	B
---------------	------	--	--	------	----	---	---------	---

## Raceway

Conduit	100%			2024	**			B
---------	------	--	--	------	----	--	--	---

## Panelboards

Molded Case Bkrs	100%			2022	**	3	\$600	B
------------------	------	--	--	------	----	---	-------	---

## Wiring

Thermoplastic	100%			2024	**			B
---------------	------	--	--	------	----	--	--	---

## Motor Controllers

Locally Mounted	100%			2019	**	5	\$500	B
-----------------	------	--	--	------	----	---	-------	---

## Ground

## Grounding Devices

Metal Water Pipe	100%			2019	**			B
------------------	------	--	--	------	----	--	--	---

## Lighting

## General Lighting

Exit	5%			2019	**	2	\$100	B
Fluorescent	85%			2014	\$19,000	2	\$25,300	B
HID	5%			2014	\$200	2	\$1,500	B
Incandescent	5%			2009	\$1,100	2	\$1,500	B

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

## Heating

## Energy Source

Natural Gas	100%			2024	**	3	\$200	B
-------------	------	--	--	------	----	---	-------	---

## Conversion Equipment

Hot Water Boiler	100%			2019	**	3	\$3,400	B
------------------	------	--	--	------	----	---	---------	---

## Distribution

Hot Wtr Piping/Pump	100%			2022	**	3-4	\$2,600	B
---------------------	------	--	--	------	----	-----	---------	---

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
Maintenance \$ are aggregated over a ten-year period.

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

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

System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Heating</b>								
Terminal Devices								
Convactor/Radiator	100%			2019	**	2	\$7,400	B
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2022	**	5	\$100	B
Conversion Equipment								
Ext Pkg Unit - Cool	10%			2017	**			B
No Component	90%							D
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	60%			LIFE	**	2	\$7,000	B
No Component	40%							D
Exhaust Fans								
Interior	60%			2014	\$7,000	3-10	\$3,300	B
Roof	40%			2014	\$3,400	2-10	\$2,300	B
<b>Plumbing</b>								
H/C Water Piping								
Galv Iron/Steel	100%			2019	**	3-5	\$2,000	B
Hot Water Heater								
Gas Fired	100%			2009	\$2,500	3-5	\$3,200	B
Sanitary Piping								
Cast Iron	100%			2024	**			B
Storm Drain Piping								
Cast Iron	100%			2024	**			B

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
Maintenance \$ are aggregated over a ten-year period.

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

Print Date : 30-Sep-2003

**DEPT. OF HOMELESS SERVICES - FY 2004**

**Asset Name** : BUSHWICK FAMILY RESIDENCE  
**Address** : 1675 BROADWAY  
**Borough** : BROOKLYN  
**Program / Asset #** : DHS0055.000 / 53  
**Area Sq Ft** : 64,857  
**Date of Survey** : 21-Dec-2000  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Agency's Number** : N/A  
**Yr Built/Renovated** : 1990 / 2001  
**Project Type** : HOMELESS SERVICES  
**Landmark Status** : NONE

<b>CAPITAL BUDGET</b>		<b>FY 2005 - 2008</b>	<b>FY 2009 - 2014</b>
Exterior Architecture			\$400,600
Mechanical			\$188,800
<b>Total</b>			<b>\$589,400</b>
Priority	A		\$400,600
Priority	B		\$188,800
<b>Total</b>			<b>\$589,400</b>

<b>EXPENSE BUDGET</b>	<b>FY 2005</b>	<b>FY 2006</b>	<b>FY 2007</b>	<b>FY 2008</b>
Exterior Architecture	\$11,100			\$6,200
Interior Architecture	\$6,000		\$1,100	
Electrical	\$28,200		\$27,700	\$500
Mechanical	\$45,900	\$1,600	\$50,700	\$7,000
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$95,200</b>	<b>\$5,500</b>	<b>\$83,500</b>	<b>\$17,600</b>
Priority	A			\$6,200
Priority	B	\$78,100	\$5,500	\$11,400
Priority	C	\$6,000		\$1,100
<b>Total</b>	<b>\$95,200</b>	<b>\$5,500</b>	<b>\$83,500</b>	<b>\$17,600</b>



Note : All \$ estimates are in current dollars and are not escalated for potential future inflation. Maintenance \$ are aggregated over a ten-year period.

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

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

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Exterior</b>								
Exterior Walls								
Masonry: Brick	100%			LIFE	**	5	\$115,900	A
Windows								
Aluminum	100%			2028	**	5	\$5,800	A
Parapets								
Masonry: Brick	10%			LIFE	**	3	\$2,800	A
Metal: Cage/Fence	70%			2017	**	3	\$9,300	A
No Component	20%							D
Roof								
Metal Panel	20%			2025	**	5	\$17,500	A
Modified Bitumen	80%			2012	\$284,700			A
<b>Interior</b>								
Floors								
Cast in Place Concrete	20%			LIFE	**	5	\$5,600	C
Ceramic Tile	3%			2027	**	5	\$2,300	C
Vinyl Tile	77%			2040	**	5	\$12,100	C
Interior Walls								
Ceramic Tile	3%			LIFE	**	5	\$700	C
Concr Masonry Unit	15%			LIFE	**	5	\$1,800	C
Gypsum Board	82%			LIFE	**	5	\$5,200	C
Ceilings								
Exposed Concrete	75%			LIFE	**			B
Gypsum Board	25%			LIFE	**	5	\$2,000	B

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
Switchgear								
Fused Disc Sw	100%			2032	**	3-5	\$3,400	B
Raceway								
Conduit	100%			2032	**			B
Panelboards								
Molded Case Bkrs	100%			2028	**	3	\$2,700	B
Wiring								
Thermoplastic	100%			2032	**			B
Motor Controllers								
Locally Mounted	100%			2025	**	5	\$2,400	B
<b>Ground</b>								

*Note : All \$ estimates are in current dollars and are not escalated for potential future inflation. Maintenance \$ are aggregated over a ten-year period.*

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

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Ground								
Grounding Devices								
Metal Water Pipe	100%			2025	**			B
Lighting								
General Lighting								
Emergency	5%			2017	**	2	\$700	B
Exit	5%			2017	**	2	\$600	B
Fluorescent	85%			2017	**	2	\$122,200	B
HID	5%			2017	**	2	\$7,200	B
Lightning Protection								
Arresters								
Copper	100%	Now	\$400	2017	**			B
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : SMOKE STACK</i>								
<i>Explanation : ARRESTERS DISCONNECTED</i>								

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Heating								
Energy Source								
Natural Gas	100%			2032	**	3	\$1,200	B
Conversion Equipment								
Hot Water Boiler	100%	Now	\$5,700	2017	**	3	\$16,700	B
<i>Leak Evident, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Boiler Room</i>								
Distribution								
Hot Wtr Piping/Pump	100%	Now	\$12,800	2020	**	3-4	\$8,700	B
<i>Other Observation, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : Circulation pump leaks</i>								
Terminal Devices								
Air Handler	10%			2007	\$27,500			B
Convactor/Radiator	90%			2017	**	2	\$32,000	B
Air Conditioning								
Energy Source								
Electricity	100%			2020	**	5	\$500	B
Conversion Equipment								
Int Pkg Unit - Cool	5%			2010	\$32,800			B
Under Construction	95%							D

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
Maintenance \$ are aggregated over a ten-year period.

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

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

System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Air Conditioning</b>								
Heat Rejection								
Remote Air Cond	5%			2012	\$15,200			B
Under Construction	95%							D
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$45,300	B
Exhaust Fans								
Interior	10%			2017	**	3-10	\$2,600	B
Roof	90%	Now	\$14,600	2012	\$36,500	2-6	\$13,800	B
<i>Unit Inoperable, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Roof</i>								
<b>Plumbing</b>								
H/C Water Piping								
Single Type	100%			2010	\$152,300	3-5	\$11,200	B
HW Heat Exchanger								
Single Type	100%			2015	**			B
Sanitary Piping								
Single Type	100%			2032	**			B
Storm Drain Piping								
Single Type	100%	Now	\$3,600	2022	**			B
<i>Blockage /Clogged, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Decatur St. side, sidewalk,Auditorium</i>								
Sump Pump(s)								
Single Type	100%	Now	\$900	2010	\$8,800	4	\$1,300	B
<i>Noisy/Vibrating, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Boiler Room</i>								
Non-Water Piping								
Single Type	100%			2032	**	3	\$1,200	B

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
Maintenance \$ are aggregated over a ten-year period.

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



**DEPT. OF HOMELESS SERVICES - 071**  
**CAMP LAGUARDIA EAST BARRACKS**  
**Asset # : 1965**

<b>Architecture</b>		<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>		
<b>Exterior</b>									
Exterior Walls									
Aluminum Siding	100%			2030	**	3	\$60,900	A	
Windows									
Aluminum	100%			2026	**	5	\$4,100	A	
Roof									
Asphalt Shingle	100%	Now	\$81,200	2025	**	5	\$5,300	A	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>									
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>									
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>									
<b>Interior</b>									
<b>Floors</b>									
Ceramic Tile	5%			2038	**	5	\$500	C	
Quarry Tile	5%			2023	**	5	\$500	C	
Vinyl Tile	90%	Now	\$16,600	2025	**	5	\$1,000	C	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>									
<i>Location : AT CORRIDORS</i>									
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : AT CORRIDORS AND DORMITORIES</i>									
Interior Walls									
Ceramic Tile	5%			LIFE	**	5		C	
Gypsum Board	95%			LIFE	**	5	\$200	C	
Ceilings									
Gypsum Board	100%			LIFE	**	5	\$1,200	B	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : DORMITORIES</i>									

<b>Electrical</b>		<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>		
<b>Under 600 Volts</b>									
Service Equipment									
Fused Disc Sw	100%			2010	\$800	5	\$700	B	
Raceway									
Conduit	90%			2010	\$2,000			B	
Conduit	10%			2020	**			B	
Panelboards									
Molded Case Bkrs	25%			2018	**	3	\$100	B	
Molded Case Bkrs	75%			2009	\$3,600	3	\$300	B	

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
Maintenance \$ are aggregated over a ten-year period.

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

**DEPT. OF HOMELESS SERVICES - 071  
CAMP LAGUARDIA EAST BARRACKS  
Asset # : 1965**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Under 600 Volts								
Wiring								
Braided Cloth	50%	2-4	\$1,700	2035	**			B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
Thermoplastic	50%			2020	**			B
Motor Controllers								
Locally Mounted	100%			2008	\$1,600	5	\$300	B
Stand-by Power								
Transfer Switches								
Automatic	100%			2015	**	3-5	\$300	B
Lighting								
General Lighting								
Exit	5%			2010	\$200	2	\$100	B
Fluorescent	95%			2010	\$14,900	2	\$19,700	B

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Heating								
Energy Source								
Fuel Oil	100%			2030	**	4	\$400	B
Conversion Equipment								
Steam Boiler	100%			2023	**	3	\$3,700	B
Distribution								
Steam Piping/Pump	100%			2010	\$35,400	3	\$1,100	B
Terminal Devices								
Convactor/Radiator	100%			2008	\$74,500	2	\$5,100	B
Ventilation								
Exhaust Fans								
Roof	10%			2005	\$600	2-10	\$400	B
No Component	90%							D
Plumbing								
H/C Water Piping								
Single Type	100%			2008	\$20,600	3-5	\$1,700	B
HW Heat Exchanger								
Single Type	100%			2013	\$2,300			B
Sanitary Piping								
Single Type	100%			2010	\$15,000			B

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
Maintenance \$ are aggregated over a ten-year period.

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



**DEPT. OF HOMELESS SERVICES - 071**  
**CAMP LAGUARDIA MAIN BUILDING**  
**Asset # : 1964**

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Exterior</b>								
<b>Exterior Walls</b>								
Cast in Place Concrete	5%	Now	\$18,800	LIFE	**	5	\$4,100	A
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : ALONG BASE</i>								
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : ALONG BASE</i>								
Masonry: Brick	10%			LIFE	**	5	\$23,400	A
Masonry: Brick	80%	Now	\$312,400	LIFE	**	5	\$187,200	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : ABOVE MAIN ENTRANCE AND E AND F WINGS</i>								
<i>Spalling, Extent : Light, Area Affected : 15%</i>								
Pre-Cast Concrete	5%	Now	\$10,400	LIFE	**	3-5	\$30,700	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : AT CORNICE AND WINDOW SILLS</i>								
<b>Windows</b>								
Aluminum	100%			2026	**	5	\$27,700	A
<b>Parapets</b>								
Masonry: Brick	10%			LIFE	**	3	\$1,800	A
Masonry: Brick	55%	Now	\$14,600	LIFE	**	3	\$10,100	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : E AND F WINGS</i>								
Metal Rail	35%	Now	\$1,900	2013	\$18,600	3	\$1,500	A
<i>Deformed/Dented, Extent : Moderate, Area Affected : 15%</i>								
<i>Loose/Miss Fasteners, Extent : Moderate, Area Affected : 10%</i>								
<b>Roof</b>								
Asphalt Shingle	5%			2013	\$6,600	5	\$900	A
Built-Up (BUR)	5%	Now	\$8,900	2020	**			A
<i>Alligatoring, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : CORRIDOR TO E WING</i>								
<i>Blisters, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : CORRIDOR TO E WING</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : CORRIDOR TO E WING</i>								
IRMA/Protected Membrane	10%			2010	\$30,700	5	\$3,500	A
Modified Bitumen	80%	2-4	\$19,100	2018	**			A
<i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : MAIN WING</i>								

**Interior**

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
Maintenance \$ are aggregated over a ten-year period.

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

**DEPT. OF HOMELESS SERVICES - 071**  
**CAMP LAGUARDIA MAIN BUILDING**  
**Asset # : 1964**

<b>Architecture</b>		<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>		
<b>Interior</b>									
<b>Floors</b>									
Cast in Place Concrete	30%			LIFE	**	5	\$7,000	C	
Cast in Place Concrete	5%	Now	\$42,600	LIFE	**	5	\$1,200	C	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 35%</i>									
<i>Location : STAIR TO BOILER ROOM</i>									
Ceramic Tile	5%			2038	**	5	\$3,100	C	
Quarry Tile	5%			2023	**	5	\$2,700	C	
Vinyl Tile	50%	Now	\$53,200	2025	**	5	\$3,300	C	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : FIRST FLOOR CORRIDOR, CAFETERIA</i>									
Wood	5%			2013	\$59,200	5	\$4,600	C	
<b>Interior Walls</b>									
Ceramic Tile	5%			LIFE	**	5	\$1,100	C	
Concr Masonry Unit	10%			LIFE	**	5	\$1,200	C	
Gypsum Board	10%			LIFE	**	5	\$600	C	
Masonry: Brick	10%	Now	\$54,100	LIFE	**	5	\$3,800	C	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : STAIRS</i>									
<i>Vertical Cracks, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : STAIRS</i>									
Plaster	60%			LIFE	**	5	\$9,500	C	
Wood	5%			LIFE	**	5	\$600	C	
<b>Ceilings</b>									
AcousTileSusp.Lay-In	10%			2019	**	5	\$1,500	B	
Exposed Concrete	20%			LIFE	**			B	
Plaster	70%			LIFE	**	5	\$7,100	B	
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>									
<i>Location : DIRECTORS OFFICE</i>									

<b>Electrical</b>		<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>		
<b>Under 600 Volts</b>									
<b>Service Equipment</b>									
Fused Disc Sw	100%			2010	\$800	5	\$3,800	B	
<b>Transformers</b>									
Dry Type	100%			2008	\$11,900	5	\$5,400	B	
<b>Switchgear</b>									
Fused Disc Sw	25%			2020	**	3-5	\$700	B	
Molded Case Bkrs	75%			2010	\$9,600	3-5	\$1,800	B	

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
Maintenance \$ are aggregated over a ten-year period.

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

**DEPT. OF HOMELESS SERVICES - 071**  
**CAMP LAGUARDIA MAIN BUILDING**  
**Asset # : 1964**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Under 600 Volts								
Raceway								
Conduit	90%			2020	**			B
Conduit	10%			2030	**			B
Panelboards								
Molded Case Bkrs	20%			2026	**	3	\$600	B
Molded Case Bkrs	30%			2018	**	3	\$700	B
Molded Case Bkrs	50%			2009	\$4,800	3	\$1,100	B
Wiring								
Braided Cloth	50%	2-4	\$1,700	2035	**			B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
Thermoplastic	50%			2020	**			B
Motor Controllers								
Locally Mounted	80%			2008	\$7,800	5	\$1,600	B
Locally Mounted	20%			2023	**	5	\$400	B
Ground								
Grounding Devices								
Metal Water Pipe	100%	2-4	\$6,400	2030	**			B
<i>Corroded, Extent : Moderate, Area Affected : 100%</i>								
Stand-by Power								
Transfer Switches								
Automatic	100%			2023	**	3-5	\$2,000	B
Generators								
Diesel	100%			2019	**	5	\$300	B
Batteries								
Lead/Acid	100%			2005	\$500			B
Lighting								
General Lighting								
Exit	5%			2010	\$900	2	\$500	B
Fluorescent	95%			2010	\$85,900	2	\$114,000	B

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Heating								
Energy Source								
Fuel Oil	100%			2020	**	4	\$1,500	B
Conversion Equipment								
Steam Boiler	100%			2008	\$742,900	3	\$21,500	B

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
Maintenance \$ are aggregated over a ten-year period.

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

**DEPT. OF HOMELESS SERVICES - 071**  
**CAMP LAGUARDIA MAIN BUILDING**  
**Asset # : 1964**

System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Heating</b>								
Distribution								
Hot Wtr Piping/Pump	20%			2009	\$30,500	3-4	\$2,100	B
Steam Piping/Pump	80%	Now	\$32,800	2020	**	3	\$4,900	B
<i>Leak Evident, Extent : Severe, Area Affected : 20%</i> <i>Location : UNDERGROUND, NEAR OIL TANKS</i>								
<b>Terminal Devices</b>								
Convector/Radiator	100%			2015	**	2	\$29,700	B
<b>Ventilation</b>								
Exhaust Fans								
Roof	100%			2010	\$33,800	2-10	\$20,800	B
<b>Plumbing</b>								
H/C Water Piping								
Single Type	100%			2008	\$118,900	3-5	\$9,600	B
Hot Water Heater								
Single Type	100%			2005	\$9,900	3-5	\$13,000	B
Sanitary Piping								
Single Type	100%			2010	\$86,700			B
Storm Drain Piping								
Single Type	100%	Now	\$1,500	2020	**			B
<i>Leak Evident, Extent : Light, Area Affected : 5%</i> <i>Location : THROUGHOUT</i>								
Sump Pump(s)								
Single Type	100%			2005	\$8,800	4	\$2,000	B

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
Maintenance \$ are aggregated over a ten-year period.

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



**DEPT. OF HOMELESS SERVICES - 071**  
**CAMP LAGUARDIA PEARL BUILDING**  
**Asset # : 1968**

Architecture System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Exterior</b>								
Exterior Walls								
Masonry: Brick	95%			LIFE	**	5	\$82,600	A
Wood	5%			2020	**	3-5	\$16,700	A
Windows								
Aluminum	100%			2026	**	5	\$14,200	A
Roof								
Asphalt Shingle	100%			2019	**	5	\$16,600	A
<b>Interior</b>								
Floors								
Cast in Place Concrete	75%			LIFE	**	5	\$9,600	C
Vinyl Tile	25%			2013	\$73,200	5	\$1,800	C
Interior Walls								
Concr Masonry Unit	20%			LIFE	**	5	\$900	C
Gypsum Board	70%			LIFE	**	5	\$1,700	C
Wood	10%			LIFE	**	5	\$500	C
Ceilings								
Exposed Struc: Wood	85%			LIFE	**			B
Gypsum Board	10%			LIFE	**	5	\$400	B
Metal Panel	5%			LIFE	**	5	\$600	B

Electrical System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Under 600 Volts</b>								
Service Equipment								
Fused Disc Sw	100%			2030	**	5	\$2,100	B
Raceway								
Conduit	100%			2030	**			B
Panelboards								
Fused Disc Sw	50%			2026	**	3	\$800	B
Molded Case Bkrs	50%			2026	**	3	\$800	B
Wiring								
Thermoplastic	100%			2030	**			B
Motor Controllers								
Locally Mounted	100%			2023	**	5	\$1,100	B
Stand-by Power								
Transfer Switches								
Automatic	100%			2023	**	3-5	\$1,100	B

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
Maintenance \$ are aggregated over a ten-year period.

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

**DEPT. OF HOMELESS SERVICES - 071  
CAMP LAGUARDIA PEARL BUILDING  
Asset # : 1968**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Stand-by Power</b>								
<b>Generators</b>								
Diesel	100%			2019	**	5	\$200	B
<b>Batteries</b>								
Not Accessible	100%							D
<b>Lighting</b>								
<b>General Lighting</b>								
Emergency	5%			2015	**	2	\$300	B
Exit	5%			2015	**	2	\$300	B
Fluorescent	80%			2015	**	2	\$52,800	B
Incandescent	10%			2015	**	2	\$6,600	B
<b>Lightning Protection</b>								
<b>Arresters</b>								
Steel	100%			2005	\$5,000			B

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
<b>Energy Source</b>								
Fuel Oil	100%			2010	\$115,400	4	\$1,200	B
<b>Conversion Equipment</b>								
Hot Water Boiler	100%			2008	\$114,500	3	\$10,200	B
<b>Distribution</b>								
Hot Wtr Piping/Pump	100%			2009	\$84,000	3-4	\$5,700	B
<b>Terminal Devices</b>								
Air Handler	50%			2005	\$63,100			B
Convactor/Radiator	50%			2008	\$118,300	2	\$8,200	B
<b>Ventilation</b>								
<b>Distribution</b>								
Ductwork/Diffusers	100%			LIFE	**	2	\$20,800	B
<b>Exhaust Fans</b>								
Roof	100%			2005	\$18,600	2-10	\$12,500	B
<b>Plumbing</b>								
<b>H/C Water Piping</b>								
Single Type	100%			2008	\$65,400	3-5	\$5,300	B
<b>HW Heat Exchanger</b>								
Single Type	100%	Now	\$700	2006	\$7,300			B
<i>Other Observation, Extent : Severe, Area Affected : 10%</i>								
<i>Location : BASEMENT</i>								
<i>Explanation : MIXING VALVES BROKEN</i>								

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
Maintenance \$ are aggregated over a ten-year period.

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

**DEPT. OF HOMELESS SERVICES - 071**  
**CAMP LAGUARDIA PEARL BUILDING**  
**Asset # : 1968**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Plumbing								
Sanitary Piping Single Type	100%			2010	\$47,700			B
Storm Drain Piping Single Type	100%			2010	\$16,800			B
Sump Pump(s) Single Type	100%			2005	\$8,800	4	\$2,000	B

*Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
Maintenance \$ are aggregated over a ten-year period.*

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



**DEPT. OF HOMELESS SERVICES - 071**  
**CAMP LAGUARDIA SOCIAL SERVICES BUILDING**  
**Asset # : 1969**

Architecture System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Exterior</b>								
Exterior Walls								
Masonry: Brick	95%			LIFE	**	5	\$15,400	A
Wood	5%			2020	**	3-5	\$3,100	A
Windows								
Aluminum	100%			2026	**	5	\$2,000	A
Parapets								
Not Accessible	100%							D
Roof								
Not Accessible	100%							D
<b>Interior</b>								
Floors								
Vinyl Tile	100%	2-4	\$12,700	2038	**	5	\$800	C
			<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>					
Interior Walls								
Gypsum Board	100%			LIFE	**	5	\$400	C
Ceilings								
AcousTileSusp.Lay-In	90%	2-4	\$4,000	2013	\$40,200	5	\$800	B
			<i>Worn/Eroded, Extent : Moderate, Area Affected : 10%</i>					
Gypsum Board	10%			LIFE	**	5	\$100	B

Electrical System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Under 600 Volts</b>								
Service Equipment								
Fused Disc Sw	100%			2010	\$800	5	\$500	B
Raceway								
Conduit	100%			2010	\$2,200			B
Panelboards								
Molded Case Bkrs	100%			2009	\$4,800	3	\$300	B
Wiring								
Thermoplastic	100%			2010	\$3,500			B
<b>Lighting</b>								
General Lighting								
Emergency	5%			2005	\$400	2	\$100	B
Exit	5%			2010	\$100	2	\$100	B
Fluorescent	85%			2010	\$9,200	2	\$12,200	B
HID	5%			2010	\$100	2	\$700	B

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
Maintenance \$ are aggregated over a ten-year period.

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

**DEPT. OF HOMELESS SERVICES - 071**  
**CAMP LAGUARDIA SOCIAL SERVICES BUILDING**  
**Asset # : 1969**

Mechanical System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Fuel Oil	100%			2020	**	4	\$200	B
Conversion Equipment								
Hot Water Boiler	100%			2015	**	3	\$1,700	B
Distribution								
Hot Wtr Piping/Pump	100%			2018	**	3-4	\$1,200	B
Terminal Devices								
Convactor/Radiator	100%			2008	\$51,400	2	\$3,600	B
Ventilation								
Exhaust Fans								
Roof	100%			2010	\$4,000	2-10	\$2,500	B
Plumbing								
H/C Water Piping								
Single Type	100%			2008	\$14,200	3-5	\$1,200	B
Hot Water Heater								
Single Type	100%			2005	\$1,200	3-5	\$1,600	B
Sanitary Piping								
Single Type	100%			2010	\$10,400			B
Storm Drain Piping								
Single Type	100%			2020	**			B
Sump Pump(s)								
Single Type	100%			2005	\$8,800	4	\$2,000	B

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
Maintenance \$ are aggregated over a ten-year period.

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



**DEPT. OF HOMELESS SERVICES - 071  
CAMP LAGUARDIA WEST BARRACKS  
Asset # : 1966**

Architecture System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Exterior</b>								
Exterior Walls								
Aluminum Siding	80%			2030	**	3	\$48,700	A
Concr Masonry Unit	5%	Now	\$1,200	LIFE	**	3-5	\$3,900	A
	<i>Horizontal Cracks, Extent : Moderate, Area Affected : 5% Location : AT BASE</i>							
Stucco Cement	15%	Now	\$12,600	2018	**	3-5	\$11,200	A
	<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15% Location : ALONG BASE Cracking/Crumbling, Extent : Moderate, Area Affected : 25% Location : ALONG BASE</i>							
<b>Windows</b>								
Aluminum	95%			2026	**	5	\$3,900	A
Wood	5%	Now	\$4,300	2035	**	5	\$100	A
	<i>Deteriorated Finish, Extent : Moderate, Area Affected : 25% Dry Rot/Decay, Extent : Moderate, Area Affected : 15% Split/Cracked, Extent : Moderate, Area Affected : 25%</i>							
<b>Roof</b>								
Asphalt Shingle	100%			2013	\$81,200	5	\$10,600	A
<b>Interior</b>								
Floors								
Cast in Place Concrete	15%			LIFE	**	5	\$600	C
Ceramic Tile	5%			2038	**	5	\$500	C
Quarry Tile	5%			2023	**	5	\$500	C
Vinyl Tile	75%	Now	\$20,700	2025	**	5	\$900	C
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25% Location : CORRIDORS AND DORMITORIES Poor Subfloor Evident, Extent : Moderate, Area Affected : 10% Location : AT CORRIDORS Worn/Eroded, Extent : Moderate, Area Affected : 50% Location : CORRIDORS AND DORMITORIES</i>							
Interior Walls								
Ceramic Tile	5%			LIFE	**	5		C
Gypsum Board	95%			LIFE	**	5	\$200	C
Ceilings								
Exposed Struc: Wood	15%			LIFE	**			B
Gypsum Board	85%			LIFE	**	5	\$1,000	B

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

Under 600 Volts

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
Maintenance \$ are aggregated over a ten-year period.

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

**DEPT. OF HOMELESS SERVICES - 071**  
**CAMP LAGUARDIA WEST BARRACKS**  
**Asset # : 1966**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Under 600 Volts								
Raceway								
Conduit	80%			2010	\$1,800			B
Conduit	20%			2020	**			B
Panelboards								
Molded Case Bkrs	50%			2018	**	3	\$200	B
Molded Case Bkrs	50%			2009	\$2,400	3	\$200	B
Wiring								
Braided Cloth	50%	2-4	\$1,700	2035	**			B
		<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>						
Thermoplastic	50%			2020	**			B
Motor Controllers								
Locally Mounted	100%			2008	\$1,600	5	\$300	B
Stand-by Power								
Transfer Switches								
Automatic	100%			2015	**	3-5	\$300	B
Lighting								
General Lighting								
Exit	5%			2010	\$200	2	\$100	B
Fluorescent	95%			2010	\$14,900	2	\$19,700	B

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Heating								
Energy Source								
Fuel Oil	100%			2030	**	4	\$400	B
Conversion Equipment								
Steam Boiler	100%			2023	**	3	\$3,700	B
Distribution								
Steam Piping/Pump	100%			2030	**	3	\$1,100	B
Terminal Devices								
Convactor/Radiator	100%			2023	**	2	\$5,100	B
Ventilation								
Exhaust Fans								
Roof	100%			2005	\$5,900	2-10	\$3,900	B
Plumbing								
H/C Water Piping								
Single Type	100%			2008	\$20,600	3-5	\$1,700	B

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
Maintenance \$ are aggregated over a ten-year period.

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

**DEPT. OF HOMELESS SERVICES - 071**  
**CAMP LAGUARDIA WEST BARRACKS**  
**Asset # : 1966**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Plumbing								
Hot Water Heater Single Type	100%			2008	\$1,700	3-5	\$2,000	B
Sanitary Piping Single Type	100%			2010	\$15,000			B

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
Maintenance \$ are aggregated over a ten-year period.

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



**DEPT. OF HOMELESS SERVICES - 071**  
**CAMP LAGUARDIA ZAMELLI BUILDING**  
**Asset # : 1967**

Architecture System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Exterior</b>								
Exterior Walls								
Masonry: Brick	90%			LIFE	**	5	\$85,600	A
Pre-Cast Concrete	5%			LIFE	**	3-5	\$12,500	A
Wood	5%			2020	**	3-5	\$18,300	A
Windows								
Aluminum	100%			2026	**	5	\$14,700	A
Roof								
Asphalt Shingle	90%			2019	**	5	\$17,900	A
Modified Bitumen	10%			2015	**			A
<b>Interior</b>								
Floors								
Cast in Place Concrete	75%			LIFE	**	5	\$10,700	C
Vinyl Tile	25%			2013	\$81,700	5	\$2,000	C
Interior Walls								
Concr Masonry Unit	20%			LIFE	**	5	\$900	C
Gypsum Board	70%			LIFE	**	5	\$1,700	C
Wood	10%			LIFE	**	5	\$500	C
Ceilings								
Exposed Struc: Wood	85%			LIFE	**			B
Gypsum Board	10%			LIFE	**	5	\$400	B
Metal Panel	5%			LIFE	**	5	\$600	B

Electrical System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Under 600 Volts</b>								
Service Equipment								
Fused Disc Sw	100%			2030	**	5	\$2,400	B
Switchgear								
Fused Disc Sw	100%			2030	**	3-5	\$1,500	B
Raceway								
Conduit	100%			2030	**			B
Panelboards								
Fused Disc Sw	20%			2026	**	3	\$400	B
Molded Case Bkrs	80%			2026	**	3	\$1,400	B
Wiring								
Thermoplastic	100%			2030	**			B

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
Maintenance \$ are aggregated over a ten-year period.

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

**DEPT. OF HOMELESS SERVICES - 071**  
**CAMP LAGUARDIA ZAMELLI BUILDING**  
**Asset # : 1967**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Under 600 Volts								
Motor Controllers								
Locally Mounted	100%			2023	**	5	\$1,200	B
Stand-by Power								
Transfer Switches								
Automatic	100%			2023	**	3-5	\$1,200	B
Lighting								
General Lighting								
Exit	5%			2010	\$600	2	\$300	B
Fluorescent	80%			2010	\$44,400	2	\$58,900	B
HID	5%			2010	\$500	2	\$3,700	B
Incandescent	10%			2010	\$5,600	2	\$7,400	B
Lightning Protection								
Arresters								
Steel	100%			2005	\$6,000			B

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Heating								
Energy Source								
Fuel Oil	100%			2020	**	4	\$900	B
Conversion Equipment								
Hot Water Boiler	100%			2015	**	3	\$8,500	B
Distribution								
Hot Wtr Piping/Pump	100%			2018	**	3-4	\$6,300	B
Terminal Devices								
Air Handler	50%			2005	\$70,400			B
Convactor/Radiator	50%			2008	\$132,000	2	\$9,100	B
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$23,200	B
Exhaust Fans								
Roof	100%			2010	\$20,800	2-10	\$12,700	B
Plumbing								
H/C Water Piping								
Single Type	100%			2015	**	3-5	\$5,000	B
Hot Water Heater								
Single Type	100%			2008	\$6,100	3-5	\$7,200	B

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
Maintenance \$ are aggregated over a ten-year period.

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

**DEPT. OF HOMELESS SERVICES - 071  
CAMP LAGUARDIA ZAMELLI BUILDING  
Asset # : 1967**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Plumbing								
Sanitary Piping Single Type	100%			2020	* *			B
Storm Drain Piping Single Type	100%			2020	* *			B
Sump Pump(s) Single Type	100%			2008	\$8,800	4	\$1,300	B

*Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
Maintenance \$ are aggregated over a ten-year period.*

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

Print Date : 30-Sep-2003

**DEPT. OF HOMELESS SERVICES - FY 2004**

**Asset Name** : CHARLES GAY SHELTER-KEENER  
**Address** : WARD'S ISLAND  
**Borough** : MANHATTAN                      **Agency's Number** : N/A  
**Program / Asset #** : DHS0035.000 / 1960                      **Yr Built/Renovated** : 1916 /  
**Area Sq Ft** : 102,592                      **Project Type** : HOMELESS SERVICES  
**Date of Survey** : 14-Nov-2001                      **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Floors 1,3

<b>CAPITAL BUDGET</b>	<b>FY 2005 - 2008</b>	<b>FY 2009 - 2014</b>
Exterior Architecture	\$829,700	\$125,300
Interior Architecture	\$232,000	
Electrical		\$156,500
Mechanical	\$122,600	\$176,600
<b>Total</b>	<b>\$1,184,300</b>	<b>\$458,500</b>
Priority A	\$829,700	\$125,300
Priority B	\$122,600	\$333,200
Priority C	\$232,000	
<b>Total</b>	<b>\$1,184,300</b>	<b>\$458,500</b>

<b>EXPENSE BUDGET</b>	<b>FY 2005</b>	<b>FY 2006</b>	<b>FY 2007</b>	<b>FY 2008</b>
Exterior Architecture	\$18,900			\$15,900
Interior Architecture				
Electrical	\$42,200	\$5,900	\$42,200	\$24,800
Mechanical	\$31,600	\$15,700	\$30,200	\$38,900
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$96,500</b>	<b>\$25,600</b>	<b>\$76,200</b>	<b>\$83,600</b>
Priority A	\$18,900			\$15,900
Priority B	\$77,700	\$25,600	\$76,200	\$67,700
Priority C				
<b>Total</b>	<b>\$96,500</b>	<b>\$25,600</b>	<b>\$76,200</b>	<b>\$83,600</b>



Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Maintenance \$ are aggregated over a ten-year period.

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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Exterior</b>								
Exterior Walls								
Masonry: Brick	80%	Now	\$418,100	LIFE	**	5	\$125,300	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	5%	Now	\$244,200	LIFE	**	3-5	\$28,000	A
<i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 70%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : North Facade, East Facade</i>								
Metal: Cage/Fence	10%	Now	\$44,400	2018	**	3	\$5,900	A
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : FIRE ESCAPE</i>								
<i>Loose/Miss Fasteners, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Wood	5%	Now	\$122,900	2033	**	3-5	\$21,300	A
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Split/Cracked, Extent : Light, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<b>Windows</b>								
Aluminum	100%			2029	**	5	\$19,900	A
<i>Thermally Inefficient, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<b>Roof</b>								
Single Ply Membrane	100%	Now	\$18,900	2018	**			A
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Attic, 3rd Floor, South Wing, 3rd Floor dormitory</i>								
<b>Interior</b>								
Floors								
Ceramic Tile	10%	Now	\$47,600	2028	**	5	\$6,000	C
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
Vinyl Tile	90%	0-2	\$184,400	2041	**	5	\$11,400	C
<i>Adhesion Failure, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout ground floor due to flooding/back-up from shower stall drains when it rains.</i>								
<i>Loose Units, Extent : Light, Area Affected : 15%</i>								
<i>Location : Corridor(s)</i>								

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
Maintenance \$ are aggregated over a ten-year period.

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

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

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

## Interior

## Interior Walls

Masonry: Brick	10%			LIFE	**	5	\$5,500	C
Plaster	90%			LIFE	**	5	\$20,300	C

## Ceilings

Exposed Concrete	20%			LIFE	**			B
Plaster	80%			LIFE	**	5	\$15,600	B

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

## Over 600 Volts

## Service Equipment

Fused Disc Sw	100%			2023	**	5	\$4,400	B
---------------	------	--	--	------	----	---	---------	---

## Transformers

Dry Type	100%			2018	**	5	\$10,400	B
----------	------	--	--	------	----	---	----------	---

## Feeders

Cable	100%			2021	**			B
-------	------	--	--	------	----	--	--	---

## Raceway

Conduit	100%			2023	**			B
---------	------	--	--	------	----	--	--	---

## Under 600 Volts

## Service Equipment

Fused Disc Sw	100%			2023	**	5	\$7,400	B
---------------	------	--	--	------	----	---	---------	---

## Switchgear

Fused Disc Sw	50%			2023	**	3-5	\$2,700	B
Molded Case Bkrs	50%			2013	\$19,200	3-5	\$2,300	B

## Raceway

Conduit	100%			2013	\$9,000			B
---------	------	--	--	------	---------	--	--	---

## Panelboards

Molded Case Bkrs	50%			2012	\$14,500	3	\$2,100	B
Molded Case Bkrs	50%			2021	**	3	\$2,100	B

## Wiring

Thermoplastic	100%			2013	\$13,900			B
---------------	------	--	--	------	----------	--	--	---

## Motor Controllers

Locally Mounted	100%			2011	\$21,000	5	\$3,800	B
-----------------	------	--	--	------	----------	---	---------	---

## Stand-by Power

## Transfer Switches

Automatic	100%			2018	**	3-5	\$3,500	B
-----------	------	--	--	------	----	-----	---------	---

## Lighting

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
Maintenance \$ are aggregated over a ten-year period.

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

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

System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
General Lighting								
Exit	5%			2013	\$1,800	2	\$1,000	B
Fluorescent	90%			2013	\$156,500	2	\$207,800	B
	<i>Other Observation, Extent : Light, Area Affected : 20%</i>							
	<i>Explanation : GERMICIDAL FLUORESCENT LAMPS PRESENT IN VARIOUS AREAS.</i>							
Incandescent	5%			2008	\$8,700	2	\$11,500	B

System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
District Steam	100%	Now	\$5,400	2023	**	5	\$9,100	B
	<i>Corroded, Extent : Severe, Area Affected : 20%</i>							
	<i>Location : Basement</i>							
Conversion Equipment								
Heat Exchanger	100%			2016	**	3	\$1,900	B
Distribution								
Hot Wtr Piping/Pump	100%	Now	\$41,100	2021	**	3-4	\$14,000	B
	<i>Corroded, Extent : Severe, Area Affected : 30%</i>							
	<i>Location : Basement</i>							
Terminal Devices								
Air Handler	40%	Now	\$17,700	2013	\$176,600			B
	<i>Corroded, Extent : Severe, Area Affected : 20%</i>							
	<i>Location : Basement</i>							
Convactor/Radiator	60%			2018	**	2	\$34,300	B
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$72,700	B
Exhaust Fans								
Interior	90%			2008	\$81,500	3-10	\$37,900	B
Roof	10%			2008	\$6,500	2-10	\$4,400	B
Plumbing								
H/C Water Piping								
Single Type	100%			2018	**	3-5	\$18,000	B
Hot Water Heater								
Single Type	100%			2011	\$19,100	3-5	\$22,600	B
Sanitary Piping								
Single Type	100%			2023	**			B

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
Maintenance \$ are aggregated over a ten-year period.

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

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Plumbing								
Storm Drain Piping Single Type	100%			2023	**			B
Sump Pump(s) Single Type	100%	Now	\$400	2007	\$8,800	4	\$1,300	B
<i>Malfunctioning, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Basement</i>								

*Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
Maintenance \$ are aggregated over a ten-year period.*

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

Print Date : 30-Sep-2003

**DEPT. OF HOMELESS SERVICES - FY 2004**

**Asset Name** : CHARLES GAY SHELTER-SCHWARTZ  
**Address** : WARD'S ISLAND  
**Borough** : MANHATTAN                      **Agency's Number** : N/A  
**Program / Asset #** : DHS0034.000 / 1959                      **Yr Built/Renovated** : 1980 /  
**Area Sq Ft** : 55,215                      **Project Type** : HOMELESS SERVICES  
**Date of Survey** : 14-Nov-2001                      **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1

<b>CAPITAL BUDGET</b>	<b>FY 2005 - 2008</b>	<b>FY 2009 - 2014</b>
Exterior Architecture	\$371,200	\$54,700
Interior Architecture	\$57,700	
Electrical		\$126,700
Mechanical	\$76,600	\$35,300
<b>Total</b>	<b>\$505,500</b>	<b>\$216,600</b>
Priority A	\$371,200	\$54,700
Priority B	\$76,600	\$161,900
Priority C	\$57,700	
<b>Total</b>	<b>\$505,500</b>	<b>\$216,600</b>

<b>EXPENSE BUDGET</b>	<b>FY 2005</b>	<b>FY 2006</b>	<b>FY 2007</b>	<b>FY 2008</b>
Exterior Architecture	\$31,000	\$5,100	\$2,400	\$4,700
Interior Architecture	\$19,400	\$1,200		
Electrical	\$23,000	\$3,200	\$22,600	\$7,700
Mechanical	\$19,500	\$13,400	\$14,800	\$6,400
<b>Total</b>	<b>\$93,000</b>	<b>\$22,900</b>	<b>\$39,800</b>	<b>\$18,700</b>
Priority A	\$31,000	\$5,100	\$2,400	\$4,700
Priority B	\$42,500	\$17,700	\$37,400	\$14,100
Priority C	\$19,400			
<b>Total</b>	<b>\$93,000</b>	<b>\$22,900</b>	<b>\$39,800</b>	<b>\$18,700</b>



Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Maintenance \$ are aggregated over a ten-year period.

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

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

<b>Architecture</b>		<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>		
<b>Exterior</b>									
<b>Exterior Walls</b>									
Masonry: Brick	85%			LIFE	**	5	\$54,700	A	
Metal Panel	5%			2033	**	5	\$1,500	A	
Wood	10%			2033	**	3-5	\$19,600	A	
<b>Windows</b>									
Aluminum	100%	2-4	\$371,200	2038	**	5	\$5,800	A	
<i>Air Infiltration, Extent : Moderate, Area Affected : 60%</i>									
<i>Location : Throughout</i>									
<i>Glazing Broken/Cracked, Extent : Light, Area Affected : 30%</i>									
<i>Location : Throughout</i>									
<i>Vandalism, Extent : Light, Area Affected : 15%</i>									
<i>Location : Throughout</i>									
<b>Roof</b>									
Asphalt Shingle	25%			2022	**	5	\$4,700	A	
Single Ply Membrane	65%			2018	**			A	
<i>Recent Repair Evident, Extent : Light, Area Affected : 40%</i>									
<i>Location : Throughout</i>									
Skylight, Plastic	10%	Now	\$31,000	2033	**	3	\$5,600	A	
<i>Water Penetration, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Corners, Inside Face</i>									
<b>Interior</b>									
<b>Floors</b>									
Cast in Place Concrete	65%	2-4	\$57,700	LIFE	**	5	\$15,800	C	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 30%</i>									
<i>Location : Toilet(s)</i>									
<i>Worn/Eroded, Extent : Light, Area Affected : 15%</i>									
<i>Location : Throughout</i>									
Vinyl Tile	35%	Now	\$19,400	2041	**	5	\$2,400	C	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>									
<i>Location : Throughout, Cafeteria</i>									
<b>Interior Walls</b>									
Concr Masonry Unit	65%			LIFE	**	5	\$5,700	C	
Gypsum Board	20%			LIFE	**	5	\$900	C	
Masonry: Brick	15%			LIFE	**	5	\$4,200	C	
<b>Ceilings</b>									
AcousTileSusp.Lay-In	15%			2016	**	5	\$2,300	B	
Exposed Struc: Wood	85%			LIFE	**			B	

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

Under 600 Volts

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
Maintenance \$ are aggregated over a ten-year period.

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

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Switchgear</b>								
Fused Disc Sw	100%			2023	**	3-5	\$2,900	B
<b>Raceway</b>								
Conduit	100%			2013	\$2,200			B
<b>Panelboards</b>								
Fused Disc Sw	20%			2012	\$1,900	3	\$500	B
Molded Case Bkrs	80%			2012	\$7,700	3	\$1,800	B
<b>Wiring</b>								
Thermoplastic	100%			2013	\$3,500			B
<b>Motor Controllers</b>								
Locally Mounted	100%			2011	\$46,600	5	\$2,000	B
<b>Stand-by Power</b>								
<b>Transfer Switches</b>								
Automatic	100%			2018	**	3-5	\$1,900	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Explanation : SUPPLIED FROM REMOTE GENERATOR.</i>								
<b>Lighting</b>								
<b>General Lighting</b>								
Exit	5%			2013	\$1,000	2	\$500	B
Fluorescent	85%			2013	\$80,100	2	\$106,300	B
<i>Other Observation, Extent : Light, Area Affected : 20%</i>								
<i>Explanation : GERMICIDAL FLUORESCENT LAMPS USED IN MANY AREAS.</i>								
HID	5%			2013	\$800	2	\$6,300	B
Incandescent	5%			2008	\$4,700	2	\$6,300	B

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
<b>Energy Source</b>								
Fuel Oil	100%			2033	**	4	\$2,300	B
<b>Conversion Equipment</b>								
Hot Water Boiler	100%			2018	**	3	\$14,500	B
<b>Distribution</b>								
Hot Wtr Piping/Pump	100%	Now	\$11,100	2021	**	3-4	\$7,600	B
<i>Other Observation, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Basement</i>								
<i>Explanation : CIRCULATING PUMP IS BROKEN</i>								

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
Maintenance \$ are aggregated over a ten-year period.

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

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

System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Terminal Devices								
Air Handler	10%	Now	\$4,800	2013	\$23,900			B
	<i>Not in Service, Extent : Severe, Area Affected : 100%</i>							
Convectector/Radiator	90%			2018	**	2	\$27,900	B
Ventilation								
Distribution								
Ductwork/Diffusers	100%	Now	\$76,600	LIFE	**	2	\$39,400	B
	<i>Not in Service, Extent : Severe, Area Affected : 20%</i>							
	<i>Location : Throughout</i>							
Exhaust Fans								
Roof	100%			2013	\$35,300	2-10	\$23,800	B
Plumbing								
H/C Water Piping								
Single Type	100%			2018	**	3-5	\$9,800	B
HW Heat Exchanger								
Single Type	100%			2009	\$13,800			B
Sanitary Piping								
Single Type	100%			2023	**			B
Storm Drain Piping								
Single Type	100%			2023	**			B

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
Maintenance \$ are aggregated over a ten-year period.

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

Print Date : 30-Sep-2003

**DEPT. OF HOMELESS SERVICES - FY 2004**

**Asset Name** : CLARK THOMAS BUILDING FORMER LAUNDRY BLDG.  
**Address** : WARDS ISLAND ADJ. TO KEENER BLDG.  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : DHS0064.000 / 3014 **Yr Built/Renovated** : 1950 / 2001  
**Area Sq Ft** : 59,158 **Project Type** : HOMELESS SERVICES  
**Date of Survey** : 14-Nov-2001 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2

<b>CAPITAL BUDGET</b>		<b>FY 2005 - 2008</b>	<b>FY 2009 - 2014</b>
Exterior Architecture			\$222,000
Electrical			\$127,000
<b>Total</b>			<b>\$349,000</b>
Priority	A		\$222,000
Priority	B		\$127,000
<b>Total</b>			<b>\$349,000</b>

<b>EXPENSE BUDGET</b>	<b>FY 2005</b>	<b>FY 2006</b>	<b>FY 2007</b>	<b>FY 2008</b>
Exterior Architecture	\$5,800		\$200	\$800
Interior Architecture		\$1,600		\$1,800
Electrical	\$22,900	\$3,400	\$23,400	\$12,100
Mechanical	\$6,700	\$9,800	\$14,000	\$14,600
<b>Total</b>	<b>\$35,500</b>	<b>\$14,800</b>	<b>\$37,600</b>	<b>\$29,200</b>
Priority	A	\$5,800	\$200	\$800
Priority	B	\$29,700	\$14,800	\$26,600
Priority	C			\$1,800
<b>Total</b>	<b>\$35,500</b>	<b>\$14,800</b>	<b>\$37,600</b>	<b>\$29,200</b>



Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Maintenance \$ are aggregated over a ten-year period.

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

**DEPT. OF HOMELESS SERVICES - 071**  
**CLARK THOMAS BUILDING FORMER LAUNDRY BLDG.**  
**Asset # : 3014**

<b>Architecture</b>	<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Exterior</b>								
Exterior Walls								
Cast in Place Concrete	10%			LIFE	**	5	\$2,400	A
Masonry: Brick	85%			LIFE	**	5	\$58,500	A
	<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 5%</i>							
	<i>Location : South Facade</i>							
Metal Panel	5%			2023	**	5	\$1,600	A
<b>Windows</b>								
Aluminum	100%			2035	**	5	\$11,600	A
	<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
<b>Parapets</b>								
Metal Rail	50%			2022	**	3	\$600	A
No Component	50%							D
<b>Roof</b>								
Single Ply Membrane	100%			2013			\$163,500	A
<b>Interior</b>								
Floors								
Cast in Place Concrete	75%			LIFE	**	5	\$19,400	C
Vinyl Tile	25%			2028	**	5	\$3,600	C
<b>Interior Walls</b>								
Concr Masonry Unit	80%			LIFE	**	5	\$8,400	C
Gypsum Board	20%			LIFE	**	5	\$1,100	C
<b>Ceilings</b>								
AcousTileSusp.Lay-In	20%			2016	**	5	\$3,300	B
Exposed Concrete	80%			LIFE	**			B

<b>Electrical</b>	<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Over 600 Volts</b>								
Service Equipment								
Fused Disc Sw	100%			2043	**	5	\$2,500	B
	<i>Recent Replace Evident, Extent : Moderate, Area Affected : 100%</i>							
Transformers								
Dry Type	100%			2033	**	5	\$6,000	B
	<i>Recent Replace Evident, Extent : Moderate, Area Affected : 100%</i>							
Feeders								
Cable	100%			2038	**			B
	<i>Recent Replace Evident, Extent : Moderate, Area Affected : 100%</i>							

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
Maintenance \$ are aggregated over a ten-year period.

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

**DEPT. OF HOMELESS SERVICES - 071**  
**CLARK THOMAS BUILDING FORMER LAUNDRY BLDG.**  
**Asset # : 3014**

<b>Electrical</b>		<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>		
<b>Over 600 Volts</b>									
Raceway									
Conduit	100%			2043	**				B
<i>Recent Installation, Extent : Moderate, Area Affected : 100%</i>									
<b>Under 600 Volts</b>									
Switchgear									
Air Circuit Breaker	100%			2013	\$12,800	3-5	\$2,800		B
Raceway									
Conduit	100%			2013	\$2,200				B
Panelboards									
Fused Disc Sw	20%			2012	\$1,900	3	\$500		B
Molded Case Bkrs	80%			2012	\$7,700	3	\$2,000		B
Wiring									
Thermoplastic	100%			2013	\$3,500				B
Motor Controllers									
Locally Mounted	100%			2011	\$46,600	5	\$2,200		B
<b>Stand-by Power</b>									
Transfer Switches									
Automatic	100%			2033	**	3-5	\$2,000		B
<i>Recent Installation, Extent : Moderate, Area Affected : 100%</i>									
<b>Lighting</b>									
General Lighting									
Emergency	5%			2013	\$3,300	2	\$600		B
Exit	5%			2013	\$1,100	2	\$600		B
Fluorescent	80%			2013	\$80,400	2	\$106,700		B
HID	5%			2013	\$900	2	\$6,700		B
Incandescent	5%			2008	\$5,000	2	\$6,700		B

<b>Mechanical</b>		<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>		
<b>Heating</b>									
Energy Source									
District Steam	100%			2023	**	5	\$10,500		B
Conversion Equipment									
PRV/L.P. Steam	100%	Now	\$1,500	2016	**				B
<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i> <i>Location : Basement</i>									
Distribution									
Steam Piping/Pump	100%			2023	**	3	\$9,100		B

*Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
Maintenance \$ are aggregated over a ten-year period.*

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

**DEPT. OF HOMELESS SERVICES - 071**  
**CLARK THOMAS BUILDING FORMER LAUNDRY BLDG.**  
**Asset # : 3014**

System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Heating</b>								
Terminal Devices								
Convactor/Radiator	100%			2018	**	2	\$33,100	B
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$42,000	B
Exhaust Fans								
Interior	20%			2013	\$10,500	3-10	\$4,200	B
Roof	80%	Now	\$3,000	2013	\$30,100	2-6	\$11,400	B
			<i>Not in Service, Extent : Severe, Area Affected : 15%</i>					
			<i>Location : Roof</i>					
<b>Plumbing</b>								
H/C Water Piping								
Single Type	100%			2018	**	3-5	\$10,400	B
HW Heat Exchanger								
Single Type	100%			2016	**			B
Sanitary Piping								
Single Type	100%			2023	**			B
Storm Drain Piping								
Single Type	100%			2023	**			B

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
Maintenance \$ are aggregated over a ten-year period.

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



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

<b>Architecture</b>	<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Exterior</b>								
Exterior Walls								
Masonry: Brick	95%			LIFE	**	5	\$267,200	A
Metal Panel	2%			2034	**	5	\$1,300	A
Window Wall	3%			2027	**	6	\$1,500	A
Windows								
Aluminum	95%			2030	**	5	\$6,700	A
Glass Block	5%			LIFE	**	5	\$400	A
Parapets								
Concr Masonry Unit	50%			LIFE	**	3	\$13,900	A
Masonry: Brick	50%			LIFE	**	3	\$17,000	A
Roof								
Roll Roofing	100%	Now	\$200,300	2024	**			A
<i>Blisters, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Miss/Damgd Flashings, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Rooms On Fourth Floor</i>								
<b>Interior</b>								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$6,300	C
Ceramic Tile	5%			2042	**	5	\$4,300	C
Vinyl Tile	85%			2042	**	5	\$15,200	C
Interior Walls								
Concr Masonry Unit	25%			LIFE	**	5	\$6,800	C
Glass: Single Pane	10%			LIFE	**	5	\$12,300	C
Gypsum Board	65%			LIFE	**	5	\$9,400	C
Ceilings								
Exposed Concrete	70%	Now	\$205,400	LIFE	**			B
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Various Rooms On Fourth Floor</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : At Lounges On Fourth Floor</i>								
<i>Explanation : Horizontal Cracks</i>								
Gypsum Board	30%			LIFE	**	5	\$5,500	B

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

Under 600 Volts

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
Maintenance \$ are aggregated over a ten-year period.

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

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Under 600 Volts								
Switchgear								
Fused Disc Sw	100%			2034	**	3-5	\$3,300	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : MAIN FUSED DISCONNECT SWITCH IN THE SWITCHBOARD.</i>								
Raceway								
Conduit	100%			2034	**			B
Panelboards								
Fused Disc Sw	30%			2030	**	3	\$900	B
Molded Case Bkrs	70%			2030	**	3	\$2,100	B
Wiring								
Thermoplastic	100%			2034	**			B
Motor Controllers								
Locally Mounted	100%			2027	**	5	\$2,700	B
Ground								
Grounding Devices								
Metal Water Pipe	100%			2027	**			B
Stand-by Power								
Transfer Switches								
Automatic	100%			2027	**	3-5	\$2,500	B
Generators								
Diesel	100%			2023	**	5	\$500	B
Batteries								
Lead/Acid	100%			2008	\$500			B
Lighting								
General Lighting								
Exit	3%			2019	**	2	\$400	B
Fluorescent	97%			2019	**	2	\$158,600	B
Lightning Protection								
Arresters								
Steel	100%			2012	\$7,000			B

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Heating								
Energy Source								
Natural Gas	100%			2034	**	3	\$1,000	B

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
Maintenance \$ are aggregated over a ten-year period.

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

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

<b>Mechanical</b>		<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>		
<b>Heating</b>									
Conversion Equipment Furnace	10%	Now	\$700	2014	\$7,100	3	\$100	B	
<i>Not in Service, Extent : Severe, Area Affected : 100%</i> <i>Location : FOUR ROOF MOUNTED HVAC UNITS</i>									
Hot Water Boiler	90%			2027	**	3	\$17,100	B	
<b>Distribution</b>									
Hot Wtr Piping/Pump	100%	Now	\$5,800	2022	**	3-4	\$9,900	B	
<i>Leak Evident, Extent : Light, Area Affected : 2%</i> <i>Location : Basement</i>									
<b>Terminal Devices</b>									
Air Handler	20%			2019	**			B	
Convactor/Radiator	80%			2027	**	2	\$32,400	B	
<b>Air Conditioning</b>									
Energy Source Electricity	100%			2030	**	5	\$600	B	
<b>Conversion Equipment</b>									
Ext Pkg Unit - Cool	25%	Now	\$6,700	2023	**			B	
<i>Not in Service, Extent : Moderate, Area Affected : 100%</i> <i>Location : THROUGHOUT</i>									
No Component	75%							D	
<b>Ventilation</b>									
<b>Distribution</b>									
Ductwork/Diffusers	100%			LIFE	**	2	\$64,300	B	
<b>Exhaust Fans</b>									
Interior	60%			2019	**	3-10	\$15,500	B	
Roof	40%	Now	\$7,400	2019	**	2-6	\$7,000	B	
<i>Unit Inoperable, Extent : Moderate, Area Affected : 40%</i> <i>Location : Kitchen Exhaust And Bathroom Exhaust Fans</i>									
<b>Plumbing</b>									
<b>H/C Water Piping</b>									
Galv Iron/Steel	100%			2027	**	3-5	\$11,000	B	
<b>HW Heat Exchanger</b>									
Low Temp	100%			2024	**			B	
<i>Other Observation, Extent : Light, Area Affected : 100%</i> <i>Explanation : Hot Water Coils In Boilers</i>									
<b>Sanitary Piping</b>									
Cast Iron	100%	Now	\$12,600	2034	**			B	
<i>Blockage /Clogged, Extent : Severe, Area Affected : 40%</i> <i>Location : Unknown</i>									
<b>Storm Drain Piping</b>									
Cast Iron	100%			2024	**			B	

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
Maintenance \$ are aggregated over a ten-year period.

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

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Plumbing								
Sump Pump(s) Rigid Piping	100%			2019	* *	4	\$1,300	B
Sewage Ejector(s) Electric	100%			2014	\$8,800	4	\$2,000	B

*Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
Maintenance \$ are aggregated over a ten-year period.*

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

Print Date : 30-Sep-2003

**DEPT. OF HOMELESS SERVICES - FY 2004**

**Asset Name** : DEAN STREET FAMILY CENTER  
**Address** : 2155 DEAN STREET  
**Borough** : BROOKLYN  
**Program / Asset #** : DHS0012.000 / 1972  
**Area Sq Ft** : 28,650  
**Date of Survey** : 02-Apr-2001  
**Areas Surveyed** : Basement, Roof, Floors 1,3,4

**Agency's Number** : N/A  
**Yr Built/Renovated** : 1960 / 1992  
**Project Type** : HOMELESS SERVICES  
**Landmark Status** : NONE

<b>CAPITAL BUDGET</b>	<b>FY 2005 - 2008</b>	<b>FY 2009 - 2014</b>
Exterior Architecture	\$391,000	\$43,200
<b>Total</b>	<b>\$391,000</b>	<b>\$43,200</b>
Priority A	\$391,000	\$43,200
<b>Total</b>	<b>\$391,000</b>	<b>\$43,200</b>

<b>EXPENSE BUDGET</b>	<b>FY 2005</b>	<b>FY 2006</b>	<b>FY 2007</b>	<b>FY 2008</b>
Exterior Architecture	\$6,100			\$10,500
Interior Architecture	\$23,700			
Electrical	\$6,800	\$12,700	\$1,000	\$13,100
Mechanical	\$57,300	\$17,400	\$6,000	\$2,000
<b>Total</b>	<b>\$94,000</b>	<b>\$30,100</b>	<b>\$7,000</b>	<b>\$25,600</b>
Priority A	\$6,100			\$10,500
Priority B	\$67,800	\$30,100	\$7,000	\$15,100
Priority C	\$20,000			
<b>Total</b>	<b>\$94,000</b>	<b>\$30,100</b>	<b>\$7,000</b>	<b>\$25,600</b>



Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Maintenance \$ are aggregated over a ten-year period.

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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Exterior</b>								
Exterior Walls								
Masonry: Brick	95%	Now	\$144,300	LIFE	**	5	\$43,200	A
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : North Facade, West Facade</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : AT CORNERS</i>								
Masonry: Limestone	5%			LIFE	**	3-5	\$8,100	A
<b>Windows</b>								
Aluminum	95%			2028	**	5	\$2,200	A
Steel	5%	Now	\$4,400	2027	**	5	\$100	A
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : STAIRS</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : STAIRS</i>								
<b>Parapets</b>								
Masonry: Brick	100%	Now	\$47,600	LIFE	**	3	\$16,500	A
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : AT CORNERS</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : AT COPING</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<b>Roof</b>								
Modified Bitumen	95%	0-2	\$199,100	2022	**			A
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 25%</i>								
<i>Ridging, Extent : Moderate, Area Affected : 25%</i>								
<i>Seams Open/Split, Extent : Moderate, Area Affected : 20%</i>								
Skylight, Metal/Glass	5%			2032	**	3	\$6,800	A
<b>Interior</b>								
Floors								
Ceramic Tile	20%			2040	**	5	\$6,600	C
Vinyl Tile	5%	Now	\$14,100	2052	**	5	\$200	C
<i>Adhesion Failure, Extent : Severe, Area Affected : 50%</i>								
<i>Location : AT APARTMENT 3A</i>								
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 25%</i>								
<i>Location : AT APARTMENT 3A</i>								
Vinyl Tile	75%			2040	**	5	\$5,200	C
<b>Interior Walls</b>								
Gypsum Board	70%			LIFE	**	5	\$2,000	C
Marble Panels	10%			LIFE	**	5	\$1,800	C
Plaster	20%			LIFE	**	5	\$1,400	C

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
Maintenance \$ are aggregated over a ten-year period.

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

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

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

## Interior

## Ceilings

Gypsum Board	10%	Now	\$3,700	LIFE	**	5	\$400	B
--------------	-----	-----	---------	------	----	---	-------	---

*Cracking/Crumbling, Extent : Moderate, Area Affected : 15%*  
*Location : AT APARTMENT 3A*

*Water Penetration, Extent : Moderate, Area Affected : 10%*  
*Location : AT APARTMENT 3A*

Gypsum Board	65%			LIFE	**	5	\$2,300	B
Plaster	25%			LIFE	**	5	\$1,300	B

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

## Under 600 Volts

## Service Equipment

Fused Disc Sw	100%			2022	**	5	\$2,100	B
---------------	------	--	--	------	----	---	---------	---

## Raceway

Conduit	100%			2022	**			B
---------	------	--	--	------	----	--	--	---

## Panelboards

Molded Case Bkrs	100%			2020	**	3	\$1,600	B
------------------	------	--	--	------	----	---	---------	---

## Wiring

Thermoplastic	100%			2022	**			B
---------------	------	--	--	------	----	--	--	---

## Ground

## Grounding Devices

Metal Water Pipe	100%	2-4	\$6,400	2032	**			B
------------------	------	-----	---------	------	----	--	--	---

*Corroded, Extent : Moderate, Area Affected : 100%*

## Lighting

## General Lighting

Fluorescent	40%			2012	\$19,100	2	\$25,400	B
-------------	-----	--	--	------	----------	---	----------	---

Incandescent	60%			2012	\$28,700	2	\$38,100	B
--------------	-----	--	--	------	----------	---	----------	---

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

## Heating

## Energy Source

Fuel Oil	100%			2022	**	4	\$1,200	B
----------	------	--	--	------	----	---	---------	---

## Conversion Equipment

Steam Boiler	100%			2025	**	3	\$8,500	B
--------------	------	--	--	------	----	---	---------	---

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
Maintenance \$ are aggregated over a ten-year period.

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

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

Mechanical System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Distribution Steam Piping/Pump	100%	Now	\$15,700	2022	**	3	\$3,200	B
<i>Leak Evident, Extent : Light, Area Affected : 10%</i>								
Terminal Devices Convactor/Radiator	100%	Now	\$21,300	2017	**	2	\$12,600	B
<i>Leak Evident, Extent : Light, Area Affected : 10%</i>								
Plumbing								
H/C Water Piping Single Type	100%	0-2	\$20,200	2025	**	3-5	\$4,000	B
<i>Corroded, Extent : Severe, Area Affected : 40%</i> <i>Location : 1st Floor, 2nd Floor</i>								
Hot Water Heater Single Type	100%			2006	\$5,200	3-5	\$6,100	B
Sanitary Piping Single Type	100%			2022	**			B
Storm Drain Piping Single Type	100%			2022	**			B
Sump Pump(s) Single Type	100%			2006	\$8,800	4	\$2,000	B
Non-Water Piping Single Type	100%			2032	**	3	\$500	B

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
Maintenance \$ are aggregated over a ten-year period.

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

Print Date : 30-Sep-2003

**DEPT. OF HOMELESS SERVICES - FY 2004**

**Asset Name** : EAST 3RD STREET SHELTER  
**Address** : 282 EAST 3RD STREET  
**Borough** : MANHATTAN                      **Agency's Number** : SM03  
**Program / Asset #** : DHS0069.000 / 4441                      **Yr Built/Renovated** : 1937 / 1996  
**Area Sq Ft** : 28,867                      **Project Type** : HOMELESS SERVICES  
**Date of Survey** : 28-Apr-2003                      **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,5,6

<b>CAPITAL BUDGET</b>	<b>FY 2005 - 2008</b>	<b>FY 2009 - 2014</b>
Exterior Architecture	\$44,200	\$44,200
Interior Architecture	\$203,300	
Mechanical	\$65,100	\$292,300
<b>Total</b>	<b>\$312,600</b>	<b>\$336,500</b>
Priority A	\$44,200	\$44,200
Priority B	\$268,400	\$292,300
<b>Total</b>	<b>\$312,600</b>	<b>\$336,500</b>

<b>EXPENSE BUDGET</b>	<b>FY 2005</b>	<b>FY 2006</b>	<b>FY 2007</b>	<b>FY 2008</b>
Exterior Architecture	\$25,000			\$14,200
Interior Architecture	\$5,200		\$7,700	
Electrical	\$12,300	\$500	\$12,500	\$300
Mechanical	\$5,500	\$6,600	\$10,700	\$700
Elevators/Escalators	\$5,900	\$5,900	\$5,900	\$5,900
<b>Total</b>	<b>\$54,000</b>	<b>\$13,000</b>	<b>\$36,800</b>	<b>\$21,100</b>
Priority A	\$25,000			\$14,200
Priority B	\$23,800	\$13,000	\$32,600	\$6,900
Priority C	\$5,200		\$4,200	
<b>Total</b>	<b>\$54,000</b>	<b>\$13,000</b>	<b>\$36,800</b>	<b>\$21,100</b>



Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Maintenance \$ are aggregated over a ten-year period.

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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Exterior</b>								
Exterior Walls								
Concr Masonry Unit	25%			LIFE	**	3-5	\$61,400	A
Masonry: Brick	25%			LIFE	**	5	\$29,500	A
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : East Facade</i>								
<i>Explanation : Stucco On Brick</i>								
Masonry: Brick	50%			LIFE	**	5	\$59,000	A
<b>Windows</b>								
Aluminum	100%			2030	**	5	\$2,900	A
<b>Parapets</b>								
Masonry: Brick	100%			LIFE	**	3	\$9,500	A
<b>Roof</b>								
IRMA/Protected Membrane	20%			2014	\$23,300	5	\$2,700	A
<i>Paver Block Ballast, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Over Third Floor</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over Third Floor</i>								
Roll Roofing	80%	0-2	\$2,200	2019	**			A
<i>Seams Open/Split, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Main Roof</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Room 1-10</i>								
<b>Interior</b>								
Floors								
Ceramic Tile	5%			2042	**	5	\$1,700	C
Vinyl Tile	95%			2042	**	5	\$6,600	C
<b>Interior Walls</b>								
Ceramic Tile	5%			LIFE	**	5	\$1,000	C
Concr Masonry Unit	5%			LIFE	**	5	\$500	C
Gypsum Board	45%			LIFE	**	5	\$2,500	C
Plaster	45%			LIFE	**	5	\$6,400	C
<b>Ceilings</b>								
AcousTileSusp.Lay-In	90%			2027	**	5	\$7,100	B
<i>Recent Replace Evident, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Room 1-10</i>								
Exposed Concrete	7%			LIFE	**			B
Exposed Struc: Steel	3%	Now	\$203,300	LIFE	**			B
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
Maintenance \$ are aggregated over a ten-year period.

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

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>	
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>		
Under 600 Volts									
Service Equipment									
Fused Disc Sw	100%			2034	**	5	\$2,100	B	
Switchgear									
Molded Case Bkrs	100%			2014	\$12,800	3-5	\$1,500	B	
Raceway									
Conduit	100%			2034	**			B	
Panelboards									
Molded Case Bkrs	100%			2030	**	3	\$1,200	B	
Wiring									
Thermoplastic	100%			2034	**			B	
Motor Controllers									
Locally Mounted	100%			2019	**	5	\$1,100	B	
Ground									
Grounding Devices									
Metal Water Pipe	100%			2027	**			B	
Stand-by Power									
Transfer Switches									
Automatic	100%			2027	**	3-5	\$1,000	B	
Generators									
Diesel	100%			2023	**	5	\$200	B	
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
				<i>Explanation : Onan Genset.</i>					
Batteries									
Nickel Cadium	100%			2009	\$500			B	
Lighting									
General Lighting									
Emergency	3%			2019	**	2	\$200	B	
Exit	3%			2019	**	2	\$200	B	
Fluorescent	94%			2019	**	2	\$60,200	B	

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Heating								
Energy Source								
Natural Gas	100%			2034	**	3	\$400	B
Conversion Equipment								
Hot Water Boiler	100%			2027	**	3	\$7,400	B

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
Maintenance \$ are aggregated over a ten-year period.

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

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

System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Heating</b>								
Distribution								
Hot Wtr Piping/Pump	100%			2030	**	3-4	\$5,500	B
Terminal Devices								
Air Handler/Cool/Ht	80%			2019	**	4	\$1,700	B
Convactor/Radiator	10%			2027	**	2	\$1,600	B
Fan Coil Unit/Heat	10%			2019	**	4	\$200	B
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2030	**	5	\$200	B
Conversion Equipment								
Int Pkg Unit - Cool	100%			2012	\$292,300			B
Heat Rejection								
Water Cool Tower	100%			2008	\$65,100			B
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$25,200	B
Exhaust Fans								
Interior	80%			2019	**	3-10	\$8,100	B
Roof	20%	Now	\$100	2019	**	2-6	\$1,400	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : NEW UNIT ON PLENUM STACK NOT WIRED FOR POWER</i>								
<b>Plumbing</b>								
H/C Water Piping								
Galv Iron/Steel	100%			2027	**	3-5	\$4,300	B
Hot Water Heater								
Gas Fired	100%			2012	\$5,300	3-5	\$5,400	B
Sanitary Piping								
Cast Iron	100%			2034	**			B
Storm Drain Piping								
Cast Iron	100%			2034	**			B
Sump Pump(s)								
Rigid Piping	100%			2014	\$8,800	4	\$2,000	B
Non-Water Piping								
Natural Gas	100%			2034	**	3	\$400	B

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
Maintenance \$ are aggregated over a ten-year period.

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

Print Date : 30-Sep-2003

**DEPT. OF HOMELESS SERVICES - FY 2004**

**Asset Name** : EMERGENCY ASSISTANCE UNIT  
**Address** : 151 EAST 151ST STREET NEAR WALTON AVENUE  
**Borough** : BRONX **Agency's Number** : SM03  
**Program / Asset #** : DHS0076.000 / 4448 **Yr Built/Renovated** : 1959 / 1998  
**Area Sq Ft** : 25,754 **Project Type** : HOMELESS SERVICES  
**Date of Survey** : 23-Mar-2000 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1

<b>CAPITAL BUDGET</b>		<b>FY 2005 - 2008</b>	<b>FY 2009 - 2014</b>
Exterior Architecture		\$147,300	
Electrical			\$35,400
Mechanical		\$53,400	\$146,700
<b>Total</b>		<b>\$200,600</b>	<b>\$182,100</b>
Priority A		\$147,300	
Priority B		\$53,400	\$182,100
<b>Total</b>		<b>\$200,600</b>	<b>\$182,100</b>

<b>EXPENSE BUDGET</b>	<b>FY 2005</b>	<b>FY 2006</b>	<b>FY 2007</b>	<b>FY 2008</b>
Exterior Architecture	\$1,700	\$1,700	\$800	\$8,800
Interior Architecture	\$37,100	\$1,700		
Electrical	\$10,100	\$1,300	\$10,100	
Mechanical	\$12,000	\$1,000	\$9,300	\$3,800
<b>Total</b>	<b>\$60,800</b>	<b>\$5,700</b>	<b>\$20,200</b>	<b>\$12,700</b>
Priority A	\$1,700	\$1,700	\$800	\$8,800
Priority B	\$52,900	\$2,300	\$19,400	\$3,800
Priority C	\$6,100	\$1,700		
<b>Total</b>	<b>\$60,800</b>	<b>\$5,700</b>	<b>\$20,200</b>	<b>\$12,700</b>



Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Maintenance \$ are aggregated over a ten-year period.

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

**DEPT. OF HOMELESS SERVICES - 071**  
**EMERGENCY ASSISTANCE UNIT**  
**Asset # : 4448**

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Exterior</b>								
<b>Exterior Walls</b>								
Concr Masonry Unit	15%			LIFE	**	3-5	\$11,100	A
Masonry: Brick	80%			LIFE	**	5	\$20,600	A
Stucco Cement	5%			2027	**	3-5	\$4,100	A
<b>Windows</b>								
Aluminum	100%	2-4	\$38,200	2027	**	5	\$1,000	A
<i>Air Infiltration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : ROOM 101, WATING ROOM ON FIRST FLOOR AND VARIOUS OTHERS</i>								
<i>Crwt/Balnc Not Funct, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : ROOM 101, WATING ROOM ON FIRST FLOOR AND VARIOUS OTHERS</i>								
<i>Unit Inoperable, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : ROOM 101, WATING ROOM ON FIRST FLOOR AND VARIOUS OTHERS</i>								
<b>Parapets</b>								
Masonry: Brick	60%			LIFE	**	3	\$4,000	A
Masonry: Limestone	10%	Now	\$1,700	LIFE	**	3	\$700	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : AT COPING</i>								
Stucco Cement	30%			2027	**	3-5	\$2,800	A
<b>Roof</b>								
Built-Up (BUR)	85%	Now	\$109,000	2021	**			A
<i>Blisters, Extent : Moderate, Area Affected : 20%</i>								
<i>Miss/Damgd Flashings, Extent : Moderate, Area Affected : 25%</i>								
<i>Patching Evident, Extent : Moderate, Area Affected : 25%</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : SOCIAL SERVICE OFFICE, ROOMS 103, 104, 108 AND VARIOUS OTHERS</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : OVER VESTIBULE</i>								
Sloped Glazing	15%			LIFE	**	3	\$12,600	A
<b>Interior</b>								
<b>Floors</b>								
Cast in Place Concrete	10%			LIFE	**	5	\$1,100	C
Ceramic Tile	5%			2039	**	5	\$1,400	C
Quarry Tile	5%			2024	**	5	\$1,200	C
Vinyl Tile	25%	Now	\$6,100	2026	**	5	\$800	C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : AT ENTRANCE TO BASEMENT AND BASEMENT CORRIDOR</i>								
Vinyl Tile	55%			2026	**	5	\$3,300	C
<b>Interior Walls</b>								
Ceramic Tile	5%			LIFE	**	5	\$600	C
Concr Masonry Unit	15%			LIFE	**	5	\$900	C
Gypsum Board	75%			LIFE	**	5	\$2,400	C
Masonry: Brick	5%			LIFE	**	5	\$1,000	C

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
Maintenance \$ are aggregated over a ten-year period.

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

**DEPT. OF HOMELESS SERVICES - 071**  
**EMERGENCY ASSISTANCE UNIT**  
**Asset # : 4448**

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

## Interior

## Ceilings

AcousTileSusp.Lay-In	60%	Now	\$30,900	2020	* *	5	\$2,000	B
----------------------	-----	-----	----------	------	-----	---	---------	---

*Recent Replace Evident, Extent : Moderate, Area Affected : 20%*  
*Staining/Discoloring, Extent : Moderate, Area Affected : 25%*  
*Location : FIRST FLOOR CORRIDOR NEAR ROOMS 100, 103 AND 104*  
*Water Penetration, Extent : Moderate, Area Affected : 10%*  
*Location : ROOMS 103, 104 108 AND SOCIAL SERVICE OFFICE*  
*Worn/Eroded, Extent : Moderate, Area Affected : 25%*  
*Location : FIRST FLOOR CORRIDOR NEAR ROOMS 100, 103 AND 104*

Exposed Concrete	30%			LIFE	* *			B
Plaster	10%			LIFE	* *	5	\$500	B

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

## Under 600 Volts

## Switchgear

Fused Disc Sw	100%			2021	* *	3-5	\$1,100	B
---------------	------	--	--	------	-----	-----	---------	---

*Other Observation, Extent : Moderate, Area Affected : 100%*  
*Explanation : 800A MAIN FUSED DISCONNECT SWITCH ATTACHED TO THE SWITCHBOARD.*

## Raceway

Conduit	100%			2021	* *			B
---------	------	--	--	------	-----	--	--	---

## Panelboards

Molded Case Bkrs	100%			2027	* *	3	\$1,100	B
------------------	------	--	--	------	-----	---	---------	---

## Wiring

Thermoplastic	100%			2031	* *			B
---------------	------	--	--	------	-----	--	--	---

## Motor Controllers

Locally Mounted	100%			2016	* *	5	\$900	B
-----------------	------	--	--	------	-----	---	-------	---

## Ground

## Grounding Devices

Not Accessible	100%							D
----------------	------	--	--	--	--	--	--	---

*Other Observation, Extent : Moderate, Area Affected : 100%*  
*Explanation : COVERED WITH INSULATION.*

## Lighting

*Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
Maintenance \$ are aggregated over a ten-year period.*

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

**DEPT. OF HOMELESS SERVICES - 071**  
**EMERGENCY ASSISTANCE UNIT**  
**Asset # : 4448**

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

## Lighting

General Lighting								
Emergency	2%			2011	\$600	2	\$100	B
Emergency	3%			2019	**	2	\$200	B
Exit	2%			2011	\$200	2	\$100	B
Exit	3%			2019	**	2	\$100	B
Fluorescent	85%			2011	\$35,400	2	\$47,000	B
HID	5%			2011	\$400	2	\$2,800	B

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

## Heating

Energy Source								
Electricity	20%			2027	**	3	\$100	B
Natural Gas	80%			2031	**	3	\$300	B
Conversion Equipment								
Furnace	20%			2016	**	3	\$100	B
Hot Water Boiler	80%	Now	\$3,700	2024	**	3	\$5,400	B

*Leak Evident, Extent : Moderate, Area Affected : 10%*

Distribution								
Hot Wtr Piping/Pump	100%			2027	**	3-4	\$3,500	B

Terminal Devices								
Air Handler/Cool/Ht	100%			2011	\$66,300	4	\$1,900	B

## Air Conditioning

Energy Source								
Electricity	100%			2027	**	5	\$200	B

Conversion Equipment								
Reciprocating Compr	60%	Now	\$4,200	2014	\$42,000	5	\$9,100	B

*Not Energy Efficient, Extent : Severe, Area Affected : 20%*  
*Location : 1st Floor*

No Component	40%							D
--------------	-----	--	--	--	--	--	--	---

Terminal Devices								
Air Handler/Dir Expansion	100%			2011	\$38,400	2	\$4,000	B

Heat Rejection								
Air Condenser Unit	100%			2014	\$24,700			B

## Ventilation

*Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
Maintenance \$ are aggregated over a ten-year period.*

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

**DEPT. OF HOMELESS SERVICES - 071**  
**EMERGENCY ASSISTANCE UNIT**  
**Asset # : 4448**

System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ventilation								
Distribution								
Ductwork/Diffusers	100%	Now	\$53,400	LIFE	**	2	\$18,300	B
<i>Other Observation, Extent : Severe, Area Affected : 30%</i>								
<i>Location : 1st Floor</i>								
<i>Explanation : INSTALLATION OF ADDITIONAL PARTITION WALLS HAVE RENDERED ORIGINAL DUCTS UNWORKABLE</i>								
Exhaust Fans								
Roof	100%			2011	\$16,400	2-10	\$11,000	B
Plumbing								
H/C Water Piping								
Single Type	100%			2024	**	3-5	\$3,900	B
Hot Water Heater								
Single Type	100%	Now	\$1,000	2012	\$4,800	3-5	\$4,200	B
<i>Damaged, Extent : Moderate, Area Affected : 50%</i>								
Sanitary Piping								
Single Type	100%			2031	**			B
Storm Drain Piping								
Single Type	100%			2011	\$28,800			B
Sump Pump(s)								
Single Type	100%			2012	\$8,800	4	\$1,300	B

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
Maintenance \$ are aggregated over a ten-year period.

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

Print Date : 30-Sep-2003

**DEPT. OF HOMELESS SERVICES - FY 2004**

**Asset Name** : FANNY BARNES  
**Address** : 829 SARATOGA AVENUE  
**Borough** : BROOKLYN  
**Program / Asset #** : DHS0083.000 / 4455  
**Area Sq Ft** : 42,500  
**Date of Survey** : 08-May-2003  
**Areas Surveyed** : Basement, Roof, Floors 1,3,4

**Agency's Number** : FK27  
**Yr Built/Renovated** : 1923 / 1993  
**Project Type** : HOMELESS SERVICES  
**Landmark Status** : NONE

<b>CAPITAL BUDGET</b>	<b>FY 2005 - 2008</b>	<b>FY 2009 - 2014</b>
Exterior Architecture	\$81,100	\$267,600
Mechanical		\$119,200
<b>Total</b>	<b>\$81,100</b>	<b>\$386,800</b>
Priority A	\$81,100	\$267,600
Priority B		\$119,200
<b>Total</b>	<b>\$81,100</b>	<b>\$386,800</b>

<b>EXPENSE BUDGET</b>	<b>FY 2005</b>	<b>FY 2006</b>	<b>FY 2007</b>	<b>FY 2008</b>
Exterior Architecture	\$49,100			\$4,900
Interior Architecture	\$13,500		\$25,000	\$1,200
Electrical	\$17,100	\$600	\$18,200	
Mechanical	\$21,100	\$6,100	\$21,100	\$5,900
<b>Total</b>	<b>\$100,800</b>	<b>\$6,700</b>	<b>\$64,300</b>	<b>\$12,000</b>
Priority A	\$49,100			\$4,900
Priority B	\$42,500	\$6,700	\$39,400	\$7,100
Priority C	\$9,300		\$25,000	
<b>Total</b>	<b>\$100,800</b>	<b>\$6,700</b>	<b>\$64,300</b>	<b>\$12,000</b>



Note : All \$ estimates are in current dollars and are not escalated for potential future inflation. Maintenance \$ are aggregated over a ten-year period.

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

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

<b>Architecture</b>		<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>		
<b>Exterior</b>									
Exterior Walls									
Masonry: Brick	40%			LIFE	**	5	\$64,800	A	
Masonry: Brick	60%	Now	\$81,100	LIFE	**	5	\$48,600	A	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Bulkheads, Courtyard, Chimney</i>									
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Bulkheads, Courtyard, Chimney</i>									
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Courtyard, Bulkheads</i>									
<i>Explanation : Stucco On Brick</i>									
<hr/>									
<b>Windows</b>									
Aluminum	100%			2030	**	5	\$4,100	A	
<hr/>									
<b>Parapets</b>									
Masonry: Brick	40%			LIFE	**	3	\$7,800	A	
Masonry: Brick	60%	Now	\$12,700	LIFE	**	3	\$8,800	A	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Courtyard</i>									
<hr/>									
<b>Roof</b>									
Modified Bitumen	100%			2014			\$186,600	A	
<hr/>									
<b>Interior</b>									
Floors									
Ceramic Tile	20%			2042	**	5	\$9,800	C	
Vinyl Tile	25%			2029	**	5	\$2,600	C	
Wood	55%			2042	**	5	\$40,100	C	
<hr/>									
<b>Interior Walls</b>									
Ceramic Tile	20%			LIFE	**	5	\$5,800	C	
Gypsum Board	60%			LIFE	**	5	\$5,000	C	
Plaster	20%	Now	\$3,800	LIFE	**	5	\$2,100	C	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Bulkheads</i>									
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Bulkheads</i>									
<hr/>									
<b>Ceilings</b>									
AcousTileSusp.Lay-In	20%			2023	**	5	\$2,300	B	
Gypsum Board	80%			LIFE	**	5	\$8,500	B	

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

Under 600 Volts

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
Maintenance \$ are aggregated over a ten-year period.

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

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
Service Equipment								
Fused Disc Sw	100%			2034	**	5	\$3,100	B
Switchgear								
Fused Disc Sw	100%			2034	**	3-5	\$1,900	B
Raceway								
Conduit	100%			2034	**			B
Panelboards								
Molded Case Bkrs	100%			2030	**	3	\$1,800	B
Wiring								
Thermoplastic	100%			2034	**			B
Motor Controllers								
Locally Mounted	100%			2027	**	5	\$1,600	B
<b>Ground</b>								
Grounding Devices								
Metal Water Pipe	100%			2027	**			B
<b>Lighting</b>								
General Lighting								
Emergency	5%			2019	**	2	\$400	B
Exit	5%			2019	**	2	\$400	B
Fluorescent	80%			2019	**	2	\$75,400	B
HID	5%			2019	**	2	\$4,700	B
Incandescent	5%			2009	\$3,500	2	\$4,700	B
<b>Mechanical</b>								
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Heating</b>								
Energy Source								
Natural Gas	100%			2024	**	3	\$600	B
Conversion Equipment								
Hot Water Boiler	100%			2019	**	3	\$10,900	B
Distribution								
Hot Wtr Piping/Pump	100%			2022	**	3-4	\$8,100	B
Terminal Devices								
Convactor/Radiator	100%			2019	**	2	\$23,300	B
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2022	**	5	\$300	B

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
Maintenance \$ are aggregated over a ten-year period.

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

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

System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Air Conditioning</b>								
Conversion Equipment								
Reciprocating Compr	20%			2017	**	5	\$9,800	B
No Component	80%							D
<b>Terminal Devices</b>								
Air Handler/Cool	20%	Now	\$300	2009	\$5,700	4	\$600	B
			<i>Broken, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : 1st Floor</i>					
No Component	80%							D
<b>Heat Rejection</b>								
Air Condenser Unit	100%			2017	**			B
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$37,100	B
<b>Exhaust Fans</b>								
Roof	100%			2014	\$26,600	2-10	\$17,900	B
<b>Plumbing</b>								
H/C Water Piping								
Brass/Copper	100%			2024	**	3-5	\$6,300	B
<b>Hot Water Heater</b>								
Gas Fired	100%			2009	\$7,800	3-5	\$10,200	B
<b>Sanitary Piping</b>								
Cast Iron	100%			2014	\$72,600			B
<b>Storm Drain Piping</b>								
Cast Iron	100%	Now	\$4,700	2014	\$46,700			B
			<i>Blockage /Clogged, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Basement</i>					
<b>Sump Pump(s)</b>								
Rigid Piping	100%			2009	\$8,800	4	\$2,000	B
<b>Non-Water Piping</b>								
Natural Gas	100%			2024	**	3	\$600	B

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
Maintenance \$ are aggregated over a ten-year period.

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

Print Date : 30-Sep-2003

**DEPT. OF HOMELESS SERVICES - FY 2004**

**Asset Name** : FLATLANDS FAMILY RESIDENCE  
**Address** : 10875 AVENUE D  
**Borough** : BROOKLYN **Agency's Number** : N/A  
**Program / Asset #** : DHS0053.000 / 1949 **Yr Built/Renovated** : 1989 /  
**Area Sq Ft** : 68,625 **Project Type** : HOMELESS SERVICES  
**Date of Survey** : 23-Mar-2000 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3

<b>CAPITAL BUDGET</b>	<b>FY 2005 - 2008</b>	<b>FY 2009 - 2014</b>
Exterior Architecture	\$163,100	\$122,700
Interior Architecture	\$131,500	
Mechanical	\$46,600	\$38,600
<b>Total</b>	<b>\$341,100</b>	<b>\$161,300</b>
Priority A	\$163,100	\$122,700
Priority B	\$46,600	\$38,600
Priority C	\$131,500	
<b>Total</b>	<b>\$341,100</b>	<b>\$161,300</b>

<b>EXPENSE BUDGET</b>	<b>FY 2005</b>	<b>FY 2006</b>	<b>FY 2007</b>	<b>FY 2008</b>
Exterior Architecture	\$40,400			\$3,500
Interior Architecture	\$15,700	\$7,900		
Electrical	\$100	\$36,100	\$2,200	\$26,000
Mechanical	\$39,400	\$3,100	\$24,400	\$4,600
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$99,600</b>	<b>\$51,000</b>	<b>\$30,500</b>	<b>\$38,000</b>
Priority A	\$40,400			\$3,500
Priority B	\$43,500	\$43,100	\$30,500	\$34,500
Priority C	\$15,700	\$7,900		
<b>Total</b>	<b>\$99,600</b>	<b>\$51,000</b>	<b>\$30,500</b>	<b>\$38,000</b>



Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Maintenance \$ are aggregated over a ten-year period.

\*\* 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 System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Exterior</b>								
Exterior Walls Masonry: Brick	100%			LIFE	**	5	\$122,700	A
Windows Aluminum	100%	Now	\$9,800	2027	**	5	\$3,100	A
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 5%</i> <i>Location : multipurpose room.</i>								
<i>Unit Inoperable, Extent : Moderate, Area Affected : 5%</i> <i>Location : multipurpose room.</i>								
Parapets Metal: Cage/Fence	100%	Now	\$9,300	2016	**	3	\$10,500	A
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i> <i>Location : Throughout</i>								
<i>Deformed/Dented, Extent : Moderate, Area Affected : 35%</i> <i>Location : Throughout</i>								
Roof Metal Panel	30%	Now	\$21,300	2024	**	5	\$13,900	A
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i> <i>Location : LEADERS</i>								
<i>Debris Present, Extent : Moderate, Area Affected : 25%</i> <i>Location : Throughout</i>								
<i>Drains Clogged, Extent : Moderate, Area Affected : 25%</i> <i>Location : Throughout</i>								
<i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%</i> <i>Location : Throughout</i>								
<i>Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 25%</i> <i>Location : Throughout</i>								
<i>Patching Evident, Extent : Moderate, Area Affected : 15%</i> <i>Location : Throughout</i>								
Roll Roofing	70%	Now	\$163,100	2021	**			A
<i>Blisters, Extent : Moderate, Area Affected : 25%</i>								
<i>Debris Present, Extent : Moderate, Area Affected : 25%</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 35%</i>								
<i>Drains Clogged, Extent : Moderate, Area Affected : 15%</i>								
<i>Ridging, Extent : Moderate, Area Affected : 45%</i>								

**Interior**

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
Maintenance \$ are aggregated over a ten-year period.

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

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

<b>Architecture</b>		<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>		
<b>Interior</b>									
<b>Floors</b>									
Ceramic Tile	5%	Now	\$15,700	2039	**	5	\$2,000	C	
<i>Drains Clogged, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : Throughout showers</i>									
<i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : Throughout showers</i>									
<i>Water Penetration, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : Throughout showers</i>									
Vinyl Tile	95%			2026	**	5	\$15,800	C	
<i>Patching Evident, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Throughout</i>									
<b>Interior Walls</b>									
Ceramic Tile	5%			LIFE	**	5	\$1,200	C	
Concr Masonry Unit	10%			LIFE	**	5	\$1,300	C	
Gypsum Board	85%	Now	\$131,500	LIFE	**	5	\$5,700	C	
<i>Graffiti, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : PUBLIC SPACES</i>									
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : Throughout showers</i>									
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>									
<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : PUBLIC SPACES</i>									
<i>Explanation : IMPACT DAMAGE</i>									
<b>Ceilings</b>									
Gypsum Board	100%			LIFE	**	5	\$8,600	B	
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>									
<i>Other Observation, Extent : Light, Area Affected : 5%</i>									
<i>Explanation : IMPACT DAMAGE</i>									

<b>Electrical</b>		<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>		
<b>Under 600 Volts</b>									
<b>Service Equipment</b>									
Fused Disc Sw	100%			2031	**	5	\$5,000	B	
<b>Switchgear</b>									
Fused Disc Sw	100%			2031	**	3-5	\$3,000	B	
<b>Raceway</b>									
Conduit	100%			2031	**			B	
<b>Panelboards</b>									
Molded Case Bkrs	100%			2027	**	3	\$2,800	B	

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
Maintenance \$ are aggregated over a ten-year period.

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

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Under 600 Volts								
Wiring								
Thermoplastic	100%			2031	**			B
Motor Controllers								
Locally Mounted	100%			2024	**	5	\$2,500	B
Ground								
Grounding Devices								
Not Accessible	100%							D
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Explanation : COVERED WITH INSULATION</i>								
Stand-by Power								
Transfer Switches								
Automatic	100%			2024	**	3-5	\$2,300	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Explanation : FOR EMERGENCY LIGHTING ONLY</i>								
Lighting								
General Lighting								
Emergency	5%			2016	**	2	\$700	B
Exit	5%	Now	\$100	2016	**	2	\$500	B
<i>Damaged, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : SECOND FLOOR-MEETING ROOM</i>								
Fluorescent	80%			2016	**	2	\$121,700	B
HID	5%	Now		2016	**	2	\$6,100	B
<i>Not Functioning, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : MOUNTED ON EXTERIOR OF BUILDING</i>								
Incandescent	5%			2006			\$7,600	B

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Heating								
Energy Source								
Natural Gas	100%			2021	**	3	\$900	B
Conversion Equipment								
Hot Water Boiler	100%			2016	**	3	\$17,600	B
Distribution								
Hot Wtr Piping/Pump	100%	Now	\$5,400	2027	**	3-4	\$9,200	B
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : PRESURE RELIEF VALVE IS BROKEN</i>								

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
Maintenance \$ are aggregated over a ten-year period.

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

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

<b>Mechanical</b>		<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>		
<b>Heating</b>									
Terminal Devices									
Air Handler/Cool/Ht	80%			2016	**	4	\$4,000	B	
Convactor/Radiator	20%	Now	\$10,200	2024	**	2	\$6,000	B	
<i>Other Observation, Extent : Severe, Area Affected : 10%</i>									
<i>Location : 1ST FLOOR, 2ND FLOOR</i>									
<i>Explanation : BROKEN COVERS</i>									
<b>Air Conditioning</b>									
Energy Source									
Electricity	100%			2019	**	5	\$500	B	
Conversion Equipment									
Ext Pkg Unit - Cool	10%			2014	\$24,900			B	
No Component	90%							D	
<b>Ventilation</b>									
Distribution									
Ductwork/Diffusers	100%	Now	\$46,600	LIFE	**	2	\$47,900	B	
<i>Not in Service, Extent : Severe, Area Affected : 10%</i>									
<i>Location : 2nd Floor</i>									
Exhaust Fans									
Interior	10%			2011	\$6,000	3-10	\$2,800	B	
Roof	90%			2011	\$38,600	2-10	\$26,000	B	
<b>Plumbing</b>									
H/C Water Piping									
Single Type	100%			2016	**	3-5	\$10,200	B	
Hot Water Heater									
Single Type	100%			2009	\$12,600	3-5	\$14,600	B	
Sanitary Piping									
Single Type	100%	Now	\$11,700	2031	**			B	
<i>Leak Evident, Extent : Severe, Area Affected : 10%</i>									
<i>Location : ALL BATHROOMS</i>									
<i>Other Observation, Extent : Severe, Area Affected : 10%</i>									
<i>Location : FIRST FLOOR</i>									
<i>Explanation : CLOGGED DRAIN LINES</i>									
Storm Drain Piping									
Single Type	100%	Now	\$3,800	2031	**			B	
<i>Other Observation, Extent : Severe, Area Affected : 10%</i>									
<i>Location : Roof</i>									
<i>Explanation : CLOGGED</i>									
Sump Pump(s)									
Single Type	100%			2009	\$8,800	4	\$2,000	B	
Non-Water Piping									
Single Type	100%			2021	**	3	\$900	B	

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
Maintenance \$ are aggregated over a ten-year period.

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

Print Date : 30-Sep-2003

**DEPT. OF HOMELESS SERVICES - FY 2004**

**Asset Name** : FORBELL ST SHELTER 338 FORBELL STREET  
**Address** : 338 FORBELL STREET  
**Borough** : BROOKLYN **Agency's Number** : N/A  
**Program / Asset #** : DHS0066.000 / 3016 **Yr Built/Renovated** : 1979 / 1988  
**Area Sq Ft** : 43,000 **Project Type** : HOMELESS SERVICES  
**Date of Survey** : 21-Dec-2000 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3

<b>CAPITAL BUDGET</b>	<b>FY 2005 - 2008</b>	<b>FY 2009 - 2014</b>
Exterior Architecture	\$304,500	\$76,900
Interior Architecture	\$46,900	
Electrical		\$61,000
Mechanical		\$265,300
<b>Total</b>	<b>\$351,400</b>	<b>\$403,200</b>
Priority A	\$304,500	\$76,900
Priority B		\$326,300
Priority C	\$46,900	
<b>Total</b>	<b>\$351,400</b>	<b>\$403,200</b>

<b>EXPENSE BUDGET</b>	<b>FY 2005</b>	<b>FY 2006</b>	<b>FY 2007</b>	<b>FY 2008</b>
Exterior Architecture	\$12,300			\$6,200
Interior Architecture	\$10,900		\$700	
Electrical	\$600	\$17,300	\$3,100	\$17,900
Mechanical	\$7,300	\$7,400	\$10,700	\$1,500
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$35,100</b>	<b>\$28,700</b>	<b>\$18,500</b>	<b>\$29,500</b>
Priority A	\$12,300			\$6,200
Priority B	\$17,700	\$28,700	\$17,800	\$23,400
Priority C	\$5,100		\$700	
<b>Total</b>	<b>\$35,100</b>	<b>\$28,700</b>	<b>\$18,500</b>	<b>\$29,500</b>



Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
Maintenance \$ are aggregated over a ten-year period.

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

**DEPT. OF HOMELESS SERVICES - 071**  
**FORBELL ST SHELTER 338 FORBELL STREET**  
**Asset # : 3016**

<b>Architecture</b>		<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>		
<b>Exterior</b>									
Exterior Walls									
Masonry: Brick	100%	Now	\$128,200	LIFE	**	5	\$76,900	A	
<i>Diagonal Cracks, Extent : Light, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
Windows									
Aluminum	100%	Now	\$12,300	2028	**	5	\$1,900	A	
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : Throughout</i>									
Parapets									
Masonry: Brick	100%			LIFE	**	3	\$18,600	A	
Roof									
Built-Up (BUR)	100%	0-2	\$176,300	2022	**			A	
<i>Alligatoring, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : Throughout</i>									
<i>Blisters, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : Throughout</i>									
<i>Worn/Eroded, Extent : Moderate, Area Affected : 35%</i>									
<i>Location : Throughout</i>									
<b>Interior</b>									
Floors									
Ceramic Tile	3%			2027	**	5	\$1,500	C	
Vinyl Tile	97%			2040	**	5	\$10,100	C	
Interior Walls									
Ceramic Tile	3%	Now	\$46,900	LIFE	**	5	\$400	C	
<i>Adhesion Failure, Extent : Severe, Area Affected : 40%</i>									
<i>Location : Throughout</i>									
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 25%</i>									
<i>Location : Throughout</i>									
Gypsum Board	97%			LIFE	**	5	\$4,100	C	
Ceilings									
AcousTileSusp.Lay-In	100%			2015	**	5	\$11,800	B	

<b>Electrical</b>		<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>		
<b>Under 600 Volts</b>									
Service Equipment									
Fused Disc Sw	100%			2022	**	5	\$3,100	B	
Switchgear									
Fused Disc Sw	100%			2022	**	3-5	\$1,900	B	

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
Maintenance \$ are aggregated over a ten-year period.

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

**DEPT. OF HOMELESS SERVICES - 071**  
**FORBELL ST SHELTER 338 FORBELL STREET**  
**Asset # : 3016**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Under 600 Volts								
Raceway								
Conduit	100%			2022	**			B
Panelboards								
Molded Case Bkrs	100%			2020	**	3	\$2,400	B
Wiring								
Thermoplastic	100%			2022	**			B
Motor Controllers								
Locally Mounted	100%			2017	**	5	\$1,600	B
Lighting								
General Lighting								
Emergency	5%			2012	\$2,400	2	\$400	B
Exit	5%			2012	\$800	2	\$400	B
Fluorescent	85%			2012	\$61,000	2	\$81,000	B
HID	5%			2012	\$600	2	\$4,800	B

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Heating								
Energy Source								
Electricity	100%			2020	**	3	\$1,000	B
Conversion Equipment								
Radiant Heater	50%			2012	\$74,400	3	\$5,600	B
Unit Heater-Dir Fired	50%			2010	\$54,400	3	\$5,600	B
Air Conditioning								
Energy Source								
Electricity	100%			2020	**	5	\$300	B
Conversion Equipment								
Ext Pkg - Cool/Ht	100%			2015	**			B
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$30,000	B
Exhaust Fans								
Interior	95%			2012	\$35,500	3-10	\$14,300	B
Roof	5%	Now	\$300	2012	\$1,300	2-6	\$500	B
<i>Not in Service, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Roof</i>								
Plumbing								
H/C Water Piping								
Single Type	100%			2010	\$101,000	3-5	\$7,400	B

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
Maintenance \$ are aggregated over a ten-year period.

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

**DEPT. OF HOMELESS SERVICES - 071**  
**FORBELL ST SHELTER 338 FORBELL STREET**  
**Asset # : 3016**

System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Hot Water Heater Single Type	100%	4+	\$1,600	2010	\$7,900	3-5	\$6,900	B
<i>Not Energy Efficient, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Basement</i>								
Sanitary Piping Single Type	100%			2022	**			B
Storm Drain Piping Single Type	100%	Now	\$4,700	2022	**			B
<i>Blockage /Clogged, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Cafeteria</i>								
Sump Pump(s) Single Type	100%			2010	\$8,800	4	\$2,000	B

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
Maintenance \$ are aggregated over a ten-year period.

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

Print Date : 30-Sep-2003

**DEPT. OF HOMELESS SERVICES - FY 2004**

**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 /  
**Area Sq Ft** : 236,975      **Project Type** : HOMELESS SERVICES  
**Date of Survey** : 07-May-2003      **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4

<b>CAPITAL BUDGET</b>	<b>FY 2005 - 2008</b>	<b>FY 2009 - 2014</b>
Exterior Architecture	\$2,021,000	\$2,153,000
Interior Architecture	\$75,600	\$346,600
Electrical		\$544,500
Mechanical	\$97,100	\$2,381,200
<b>Total</b>	<b>\$2,193,700</b>	<b>\$5,425,300</b>
Priority A	\$2,021,000	\$2,153,000
Priority B	\$135,100	\$2,963,700
Priority C	\$37,600	\$308,600
<b>Total</b>	<b>\$2,193,700</b>	<b>\$5,425,300</b>

<b>EXPENSE BUDGET</b>	<b>FY 2005</b>	<b>FY 2006</b>	<b>FY 2007</b>	<b>FY 2008</b>
Exterior Architecture	\$96,900	\$11,000		\$125,100
Interior Architecture	\$39,800		\$18,400	
Electrical	\$16,400	\$87,500	\$24,300	\$88,100
Mechanical	\$107,500	\$18,000	\$55,200	\$78,900
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$264,500</b>	<b>\$120,400</b>	<b>\$101,800</b>	<b>\$296,000</b>
Priority A	\$96,900	\$11,000		\$125,100
Priority B	\$141,500	\$109,400	\$91,700	\$170,900
Priority C	\$26,100		\$10,100	
<b>Total</b>	<b>\$264,500</b>	<b>\$120,400</b>	<b>\$101,800</b>	<b>\$296,000</b>



Note : All \$ estimates are in current dollars and are not escalated for potential future inflation. Maintenance \$ are aggregated over a ten-year period.

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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Exterior</b>								
<b>Exterior Walls</b>								
Masonry: Brick	70%			LIFE	**	5	\$859,000	A
Masonry: Brick	10%	Now	\$204,700	LIFE	**	5	\$61,400	A
	<i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i> <i>Location : West Facade</i>							
	<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 15%</i> <i>Location : West Facade</i>							
Masonry: Limestone	5%			LIFE	**	3-5	\$159,300	A
Metal Panel	5%	Now	\$24,100	2024	**	5	\$7,000	A
	<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i> <i>Location : West Facade</i>							
	<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i> <i>Location : West Facade</i>							
Window Wall	10%	Now	\$335,100	2019	**	6	\$22,300	A
	<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 25%</i> <i>Location : Upper Fixed Windows Around Drill Floor</i>							
	<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 35%</i> <i>Location : Upper Fixed Windows Around Drill Floor</i>							
<b>Windows</b>								
Aluminum	5%			2036	**	5	\$1,400	A
	<i>Recent Replace Evident, Extent : Moderate, Area Affected : 100%</i> <i>Location : West Facade</i>							
Steel	45%	Now	\$576,800	2029	**	5	\$13,000	A
	<i>Bent/Warped Elements, Extent : Severe, Area Affected : 35%</i> <i>Location : South Facade,North Facade</i>							
	<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i> <i>Location : South Facade,North Facade</i>							
	<i>Loose/Miss Fasteners, Extent : Severe, Area Affected : 50%</i> <i>Location : North Facade,South Facade</i>							
Wood	50%			2036	**	5	\$20,500	A
	<i>Recent Replace Evident, Extent : Moderate, Area Affected : 100%</i> <i>Location : Throughout</i>							
<b>Parapets</b>								
Cast Stone/Terra Cotta	35%	Now	\$344,500	LIFE	**	3	\$118,500	A
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i> <i>Location : At Coping</i>							
	<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i> <i>Location : Coping</i>							
Masonry: Brick	50%			LIFE	**	3	\$170,800	A
Masonry: Brick	15%	Now	\$110,900	LIFE	**	3	\$38,400	A
	<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 15%</i> <i>Location : West Facade</i>							
	<i>Miss/Damgd Copings, Extent : Severe, Area Affected : 25%</i> <i>Location : Interior Face Of West Facade</i>							

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
Maintenance \$ are aggregated over a ten-year period.

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

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

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Exterior</b>								
<b>Roof</b>								
Built-Up (BUR)	25%			2009	\$331,500			A
Modified Bitumen	75%			2014	\$1,330,700			A
<b>Interior</b>								
<b>Floors</b>								
Cast in Place Concrete	5%			LIFE	**	5	\$10,400	C
Ceramic Tile	3%			2042	**	5	\$8,400	C
Terrazzo	2%			LIFE	**	8	\$9,200	C
Vinyl Tile	20%			2042	**	5	\$11,800	C
Wood	65%			2029	**	5	\$271,000	C
Under Construction	5%							D
<b>Interior Walls</b>								
Cast in Place Concrete	5%			LIFE	**	5	\$7,700	C
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Window Sills In Drill Floor</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Drill Floor</i>								
<i>Explanation : Columns Resting On Window Sills Are Pushing Windows Out.</i>								
Gypsum Board	30%			LIFE	**	5	\$9,300	C
Masonry: Brick	40%			LIFE	**	5	\$75,300	C
Plaster	20%			LIFE	**	5	\$15,600	C
Under Construction	5%							D
<b>Ceilings</b>								
AcousTileSusp.Lay-In	25%			2017	**	5	\$16,600	B
Exposed Struc: Steel	15%			LIFE	**			B
Masonry: Infill Arch	5%			LIFE	**	5	\$9,100	B
Plaster	20%			LIFE	**	5	\$18,200	B
Wood	30%			LIFE	**	5	\$76,000	B
Under Construction	5%							D

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	100%			2014	\$24,600	5	\$17,100	B
<b>Switchgear</b>								
Fused Disc Sw	30%			2034	**	3-5	\$3,200	B
Molded Case Bkrs	70%			2014	\$71,600	3-5	\$8,600	B

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
Maintenance \$ are aggregated over a ten-year period.

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

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Under 600 Volts								
Raceway								
Conduit	80%			2014	\$21,500			B
Conduit	10%			2040	**			B
Under Construction	10%							D
Panelboards								
Molded Case Bkrs	20%			2036	**	3	\$2,000	B
Molded Case Bkrs	70%			2013	\$54,200	3	\$6,900	B
Under Construction	10%							D
Wiring								
Thermoplastic	70%			2014	\$29,300			B
Thermoplastic	20%			2040	**			B
Under Construction	10%							D
Motor Controllers								
Locally Mounted	100%			2012	\$64,600	5	\$8,700	B
Ground								
Grounding Devices								
Not Accessible	100%							D
Stand-by Power								
Transfer Switches								
Automatic	100%			2019	**	3-5	\$8,000	B
Generators								
Diesel	100%			2017	**	5	\$1,500	B
Batteries								
Nickel Cadium	100%			2007	\$500			B
Lighting								
General Lighting								
Emergency	3%			2014	\$8,100	2	\$1,500	B
Exit	2%			2014	\$1,700	2	\$900	B
Exit	1%			2022	**	2	\$500	B
Fluorescent	80%			2014	\$324,800	2	\$431,200	B
HID	14%			2019	**	2	\$75,500	B

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Heating								
Energy Source								
Fuel Oil	10%			2014	\$75,300	4	\$1,000	B
Natural Gas	90%			2024	**	3	\$3,000	B

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
Maintenance \$ are aggregated over a ten-year period.

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

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

Mechanical System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Heating</b>								
Conversion Equipment Steam Boiler	100%	0-2	\$97,100	2019	**	3	\$72,400	B
<i>Corroded, Extent : Moderate, Area Affected : 20%</i> <i>Location : Tubes In Two Boilers</i>								
Distribution Steam Piping/Pump	100%	Now	\$31,000	2024	**	3	\$27,400	B
<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i> <i>Location : Traps</i>								
Terminal Devices Air Handler	40%			2014	\$412,300			B
Convector/Radiator	60%			2012	\$1,546,000	2	\$80,100	B
<b>Air Conditioning</b>								
Energy Source Electricity	100%			2030	**	5	\$1,900	B
Conversion Equipment Ext Pkg Unit - Cool	10%			2017	**			B
No Component	90%							D
<b>Ventilation</b>								
Distribution Ductwork/Diffusers	100%			LIFE	**	2	\$212,100	B
Exhaust Fans Interior	100%			2014	\$7,400	3-10	\$98,400	B
<b>Plumbing</b>								
H/C Water Piping Galv Iron/Steel	100%			2019	**	3-5	\$36,200	B
Hot Water Heater Gas Fired	100%			2009	\$44,500	3-5	\$58,500	B
HW Heat Exchanger Low Temp	100%			2024	**			B
Sanitary Piping Cast Iron	100%			2024	**			B
Storm Drain Piping Cast Iron	100%			2014	\$266,900			B
Sump Pump(s) Rigid Piping	100%			2014	\$8,800	4	\$2,000	B
Sewage Ejector(s) Electric	100%			2009	\$8,800	4	\$2,000	B

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
Maintenance \$ are aggregated over a ten-year period.

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

Print Date : 30-Sep-2003

**DEPT. OF HOMELESS SERVICES - FY 2004**

**Asset Name** : FRANKLIN ARMORY SHELTER  
**Address** : 1122 FRANKLIN AVENUE  
**Borough** : BRONX  
**Program / Asset #** : DHS0041.000 / 1940  
**Area Sq Ft** : 141,400  
**Date of Survey** : 06-Sep-2001  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4,5

**Agency's Number** : N/A  
**Yr Built/Renovated** : 1919 / 2001  
**Project Type** : HOMELESS SERVICES  
**Landmark Status** : EXTERIOR LANDMARK

<b>CAPITAL BUDGET</b>	<b>FY 2005 - 2008</b>	<b>FY 2009 - 2014</b>
Exterior Architecture	\$3,393,000	\$375,900
Interior Architecture	\$179,400	
Electrical		\$71,900
Mechanical	\$80,900	\$508,500
<b>Total</b>	<b>\$3,653,300</b>	<b>\$956,300</b>
Priority A	\$3,393,000	\$375,900
Priority B	\$125,900	\$580,400
Priority C	\$134,400	
<b>Total</b>	<b>\$3,653,300</b>	<b>\$956,300</b>

<b>EXPENSE BUDGET</b>	<b>FY 2005</b>	<b>FY 2006</b>	<b>FY 2007</b>	<b>FY 2008</b>
Exterior Architecture		\$900		\$61,500
Interior Architecture	\$18,100	\$6,300	\$2,000	\$9,500
Electrical	\$69,700	\$200	\$59,000	\$9,400
Mechanical	\$19,500	\$38,500	\$29,400	\$34,900
Elevators/Escalators	\$4,900	\$4,900	\$4,900	\$4,900
<b>Total</b>	<b>\$112,200</b>	<b>\$50,800</b>	<b>\$95,300</b>	<b>\$120,100</b>
Priority A		\$900		\$61,500
Priority B	\$94,100	\$43,600	\$95,300	\$51,600
Priority C	\$18,100	\$6,300		\$7,100
<b>Total</b>	<b>\$112,200</b>	<b>\$50,800</b>	<b>\$95,300</b>	<b>\$120,100</b>



Note : All \$ estimates are in current dollars and are not escalated for potential future inflation. Maintenance \$ are aggregated over a ten-year period.

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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	95%	Now	\$1,372,700	LIFE	**	5	\$375,900	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Throughout</i>								
<i>Misaligned/Bulging, Extent : Light, Area Affected : 20%</i>								
<i>Location : Above Windows Along the East and West Sides</i>								
<i>Spalling, Extent : Severe, Area Affected : 20%</i>								
<i>Location : South Facade and West Facade at Main Entrance</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Above Entrances Along South Facade</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : South Facade (East 166 Street), West Facade (Franklin Avenue)</i>								
<i>Explanation : Sidewalk bridging in place</i>								
Masonry: Brownstone	5%	Now	\$117,500	LIFE	**	3-5	\$54,900	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	90%			2029	**	5	\$16,200	A
Aluminum	10%			2021	**	5	\$1,800	A
<i>Other Observation, Extent : Moderate, Area Affected : 15%</i>								
<i>Explanation : Broken &amp; Torn Screens</i>								
<i>Other Observation, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Throughout Tower Floors</i>								
<i>Explanation : Pigeon and Bird Contamination</i>								

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
Maintenance \$ are aggregated over a ten-year period.

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

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

<b>Architecture</b>	<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Exterior</b>								
<b>Parapets</b>								
Masonry: Brick	90%	Now	\$1,086,300	LIFE	**	3	\$114,600	A
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<i>Spalling, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<i>Vegetation Growth, Extent : Severe, Area Affected : 5%</i>								
<i>Location : South-East Corner</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Masonry: Brownstone	10%	Now	\$68,200	LIFE	**	3-5	\$15,900	A
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 3%</i>								
<i>Location : South-East Corner</i>								
<i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 35%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Coping</i>								
<b>Roof</b>								
Skylight, Metal/Glass	2%	0-2	\$359,700	2043	**	3	\$8,600	A
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Patching Evident, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over 5th Floor</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Useful Life exceeded</i>								
Spray-on Foam	98%	0-2	\$388,600	2028	**	5	\$32,000	A
<i>Debris Present, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Lower Portion of Barrel Roof</i>								
<i>Drains Clogged, Extent : Light, Area Affected : 15%</i>								
<i>Location : Lower Portion of Barrel Roof</i>								
<i>Recent Repair Evident, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout, Upper Roof</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								

**Interior**

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
Maintenance \$ are aggregated over a ten-year period.

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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Cast in Place Concrete	45%			LIFE	**	5	\$28,000	C
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Explanation : Drill Shed Floor</i>								
Ceramic Tile	5%	Now	\$18,100	2028	**	5	\$4,200	C
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Toilets &amp; Showers</i>								
Panel/Paver: Cer/Brk	5%			2021	**	5	\$7,300	C
<i>Repairs in Progress, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Entrance Lobby</i>								
Quarry Tile	5%			2018	**	5	\$7,100	C
Vinyl Tile	20%			2028	**	5	\$7,000	C
Vinyl Tile	15%			2041	**	5	\$5,300	C
Wood	5%	Now	\$52,100	2028	**	5	\$6,200	C
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 10%</i>								
<i>Location : 5th Floor and Drill Floor Balcony</i>								
<i>Dry Rot/Decay, Extent : Severe, Area Affected : 10%</i>								
<i>Location : 5th Floor</i>								
Interior Walls								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$4,600	C
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
Ceramic Tile	5%			LIFE	**	5	\$1,600	C
Concr Masonry Unit	5%			LIFE	**	5	\$900	C
Gypsum Board	30%			LIFE	**	5	\$2,800	C
Masonry: Brick	20%			LIFE	**	5	\$11,200	C
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 15%</i>								
<i>Location : Stair(s)</i>								
Plaster	35%	Now	\$82,200	LIFE	**	5	\$8,100	C
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>								
<i>Location : 5th Floor</i>								
<i>Paint Peeling, Extent : Severe, Area Affected : 10%</i>								
<i>Location : 5th Floor</i>								
<i>Recent Repair Evident, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 2nd Floor,4th Floor</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 5th Floor</i>								

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
Maintenance \$ are aggregated over a ten-year period.

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

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

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Ceilings</b>								
AcousTileSusp.Lay-In	10%			2022	**	5	\$4,000	B
AcousTileSusp.Lay-In	12%			2028	**	5	\$4,800	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Explanation : Installation in Progress</i>								
Exposed Concrete	15%			LIFE	**			B
Exposed Struc: Steel	45%			LIFE	**			B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Explanation : Over Drill Floor</i>								
Masonry:Vault Struct	10%			LIFE	**			B
Plaster	8%	Now	\$45,100	LIFE	**	5	\$2,200	B
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i>								
<i>Location : 5th Floor</i>								
<i>Paint Peeling, Extent : Severe, Area Affected : 100%</i>								
<i>Location : 5th Floor</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 5th Floor</i>								

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	50%			2013	\$1,400	5	\$5,100	B
Molded Case Bkrs	50%			2013	\$1,400	5	\$4,300	B
<b>Switchgear</b>								
Fused Disc Sw	50%			2013	\$21,000	3-5	\$3,100	B
Fused Disc Sw	50%			2023	**	3-5	\$3,700	B
<b>Raceway</b>								
Conduit	100%			2039	**			B
<i>Recent Installation, Extent : Moderate, Area Affected : 100%</i>								
<b>Panelboards</b>								
Fused Disc Sw	5%			2035	**	3	\$400	B
<i>Recent Installation, Extent : Moderate, Area Affected : 100%</i>								
Molded Case Bkrs	85%			2035	**	3	\$6,600	B
<i>Recent Installation, Extent : Moderate, Area Affected : 100%</i>								
Molded Case Bkrs	10%			2012	\$3,200	3	\$600	B
<b>Wiring</b>								
Thermoplastic	100%			2039	**			B
<i>Recent Installation, Extent : Moderate, Area Affected : 100%</i>								

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
Maintenance \$ are aggregated over a ten-year period.

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

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
Motor Controllers								
Locally Mounted	90%			2030	**	5	\$4,700	B
	<i>Recent Installation, Extent : Moderate, Area Affected : 100%</i>							
Locally Mounted	10%			2018	**	5	\$500	B
<b>Ground</b>								
Grounding Devices								
Metal Water Pipe	100%	2-4	\$7,000	2033	**			B
	<i>Corroded, Extent : Moderate, Area Affected : 100%</i>							
<b>Stand-by Power</b>								
Transfer Switches								
Under Construction	100%							D
Generators								
Diesel	50%			2009	\$51,000	5	\$400	B
Under Construction	50%							D
Batteries								
Lead/Acid	100%			2008	\$600			B
	<i>Recent Installation, Extent : Moderate, Area Affected : 100%</i>							
<b>Lighting</b>								
General Lighting								
Emergency	5%			2021	**	2	\$1,500	B
	<i>Recent Installation, Extent : Moderate, Area Affected : 100%</i>							
Exit	5%			2021	**	2	\$1,300	B
	<i>Recent Installation, Extent : Moderate, Area Affected : 100%</i>							
Fluorescent	80%			2021	**	2	\$257,300	B
	<i>Recent Installation, Extent : Moderate, Area Affected : 100%</i>							
HID	2%	Now	\$900	2023	**	2	\$5,100	B
	<i>Not in Service, Extent : Moderate, Area Affected : 100%</i>							
HID	3%			2013	\$1,400	2	\$9,700	B
Incandescent	5%			2013	\$13,300	2	\$16,100	B

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Energy Source								
Fuel Oil	10%			2039	**	4	\$400	B
	<i>Recent Installation, Extent : Moderate, Area Affected : 100%</i>							
Natural Gas	90%			2039	**	3	\$1,800	B
	<i>Recent Installation, Extent : Moderate, Area Affected : 100%</i>							

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
Maintenance \$ are aggregated over a ten-year period.

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

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

System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Heating</b>								
Conversion Equipment Steam Boiler	100%			2030	**	3	\$43,200	B
<i>Recent Installation, Extent : Moderate, Area Affected : 100%</i>								
Distribution Steam Piping/Pump	100%	Now	\$80,900	2023	**	3	\$16,400	B
<i>Leak Evident, Extent : Moderate, Area Affected : 20%</i>								
Terminal Devices Air Handler	20%			2013	\$134,600			B
Convector/Radiator	60%			2018	**	2	\$47,800	B
Fan Coil Unit/Heat	20%			2013	\$373,800	4	\$2,800	B
<b>Ventilation</b>								
Distribution Ductwork/Diffusers	100%			LIFE	**	2	\$101,200	B
Exhaust Fans Interior	50%	Now	\$1,200	2018	**	3-6	\$14,600	B
<i>Not in Service, Extent : Light, Area Affected : 50%</i>								
Roof	50%			2018	**	2-10	\$30,500	B
<b>Plumbing</b>								
H/C Water Piping Single Type	100%			2018	**	3-5	\$25,100	B
<i>Recent Repair Evident, Extent : Moderate, Area Affected : 20%</i>								
Hot Water Heater Single Type	100%			2017	**	3-5	\$34,900	B
<i>Recent Installation, Extent : Moderate, Area Affected : 100%</i>								
HW Heat Exchanger Single Type	100%			2022	**			B
Sanitary Piping Single Type	100%			2023	**			B
<i>Recent Repair Evident, Extent : Moderate, Area Affected : 20%</i>								
Storm Drain Piping Single Type	100%			2023	**			B
<i>Recent Repair Evident, Extent : Moderate, Area Affected : 10%</i>								
Sump Pump(s) Single Type	100%	Now	\$9,700	2018	**	4	\$1,300	B
<i>Not in Service, Extent : Severe, Area Affected : 100%</i> <i>Location : Boiler Room</i>								

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
Maintenance \$ are aggregated over a ten-year period.

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

Print Date : 30-Sep-2003

**DEPT. OF HOMELESS SERVICES - FY 2004**

**Asset Name** : HARLEM ONE MENS RESIDENCE  
**Address** : 2960 F. DOUGLAS BLVD.  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : DHS0033.000 / 1958 **Yr Built/Renovated** : 1954 /  
**Area Sq Ft** : 43,000 **Project Type** : HOMELESS SERVICES  
**Date of Survey** : 19-Mar-2001 **Landmark Status** : EXTERIOR LANDMARK  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3

<b>CAPITAL BUDGET</b>	<b>FY 2005 - 2008</b>	<b>FY 2009 - 2014</b>
Exterior Architecture	\$322,000	\$50,600
Electrical		\$64,400
Mechanical	\$48,100	\$252,600
<b>Total</b>	<b>\$370,100</b>	<b>\$367,500</b>
Priority A	\$322,000	\$50,600
Priority B	\$48,100	\$316,900
<b>Total</b>	<b>\$370,100</b>	<b>\$367,500</b>

<b>EXPENSE BUDGET</b>	<b>FY 2005</b>	<b>FY 2006</b>	<b>FY 2007</b>	<b>FY 2008</b>
Exterior Architecture	\$14,300	\$300	\$100	\$12,200
Interior Architecture	\$22,600		\$700	
Electrical	\$38,500	\$15,800	\$3,300	\$16,700
Mechanical	\$20,300	\$6,100	\$33,100	\$9,900
<b>Total</b>	<b>\$95,700</b>	<b>\$22,200</b>	<b>\$37,100</b>	<b>\$38,800</b>
Priority A	\$14,300	\$300	\$100	\$12,200
Priority B	\$61,600	\$21,800	\$36,300	\$26,600
Priority C	\$19,800		\$700	
<b>Total</b>	<b>\$95,700</b>	<b>\$22,200</b>	<b>\$37,100</b>	<b>\$38,800</b>



Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Maintenance \$ are aggregated over a ten-year period.

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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Exterior</b>								
<b>Exterior Walls</b>								
Cast in Place Concrete	10%	Now	\$61,200	LIFE	**	5	\$2,000	A
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Horizontal Canopies</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : North Facade, East Facade</i>								
<i>Explanation : Exit Stair Subsidence</i>								
Masonry: Brick	87%	Now	\$92,400	LIFE	**	5	\$50,600	A
<i>Diagonal Cracks, Extent : Severe, Area Affected : 2%</i>								
<i>Location : Circular Ground Equipment Building</i>								
<i>Horizontal Cracks, Extent : Severe, Area Affected : 5%</i>								
<i>Location : North Facade, above 3rd Floor Level</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Circular Ground Equipment Building</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Circular Ground Equipment Building</i>								
Masonry: Limestone	3%	4+	\$6,000	LIFE	**	3-5	\$6,200	A
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 35%</i>								
<i>Location : Throughout</i>								
<b>Windows</b>								
Aluminum	100%			2028	**	5	\$17,700	A
<i>Ctrwt/Balnc Not Funct, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<b>Parapets</b>								
Masonry: Brick	50%	Now	\$7,000	LIFE	**	3	\$4,500	A
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 5%</i>								
<i>Location : South-East Corner</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	5%	4+	\$1,300	LIFE	**	3	\$500	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Metal Rail	45%			2021	**	3	\$900	A
<b>Roof</b>								
Copper/Terne	1%			2027	**	5	\$100	A
Modified Bitumen	99%			2007			\$168,400	A
<i>Alligatoring, Extent : Severe, Area Affected : 70%</i>								
<i>Location : Throughout</i>								
<i>Blisters, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Ponding, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Lobby Roof</i>								
<b>Interior</b>								

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
Maintenance \$ are aggregated over a ten-year period.

\*\* 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**

<b>Architecture</b>	<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Floors</b>								
Ceramic Tile	3%	4+	\$3,100	2040	**	5	\$700	C
<i>Broken/Missing Elements, Extent : Light, Area Affected : 5%</i>								
<i>Location : Toilet(s) and Showers</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Toilet(s), Showers and Kitchen</i>								
Terrazzo	20%			LIFE	**	8	\$7,900	C
Vinyl Tile	75%			2040	**	5	\$7,500	C
<i>Recent Replace Evident, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout, 2nd Floor, 3rd Floor</i>								
Wood	2%			2027	**	5	\$1,400	C
<i>Deteriorated Finish, Extent : Light, Area Affected : 25%</i>								
<i>Location : Stage in Multi-Purpose Room, 1st Floor</i>								
<b>Interior Walls</b>								
Ceramic Tile	4%	4+	\$4,900	LIFE	**	5	\$400	C
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Toilet(s), Showers and Kitchen</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Toilet(s), Showers and Kitchen</i>								
Concr Masonry Unit	70%			LIFE	**	5	\$4,000	C
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Recently Painted</i>								
Gypsum Board	25%			LIFE	**	5	\$800	C
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Recently Painted</i>								
Metal Panel	1%	Now	\$8,000	LIFE	**	5	\$100	C
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Toilet Partitions</i>								
<i>Deformed/Dented, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Toilet Partitions</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Toilet Partitions</i>								
<b>Ceilings</b>								
AcousTile, Adhered	20%	4+	\$2,800	2015	**	5	\$1,100	B
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Exposed Concrete	80%			LIFE	**			B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Recently Painted</i>								

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
Maintenance \$ are aggregated over a ten-year period.

\*\* 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**

<b>Electrical</b>		<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>		
Under 600 Volts									
Service Equipment									
Fused Disc Sw	100%			2012	\$5,000	5	\$3,100	B	
Switchgear									
Fused Knife Sw	100%	2-4	\$14,000	2042	**	3-5	\$1,400	B	
<i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i>									
Raceway									
Conduit	100%			2012	\$12,000			B	
Panelboards									
Fused Toggle Switch	80%	2-4	\$8,500	2037	**	3	\$1,400	B	
<i>On Extended Life, Extent : Moderate, Area Affected : 80%</i>									
Molded Case Bkrs	20%			2011	\$2,100	3	\$500	B	
Wiring									
Braided Cloth	80%	0-2	\$8,000	2037	**			B	
<i>Insulation Aged, Extent : Severe, Area Affected : 100%</i>									
<i>Location : Electrical Room</i>									
Thermoplastic	20%			2012	\$2,000			B	
Motor Controllers									
Locally Mounted	100%			2017	**	5	\$1,600	B	
Ground									
Grounding Devices									
Metal Water Pipe	100%	2-4	\$7,000	2032	**			B	
<i>Corroded, Extent : Moderate, Area Affected : 60%</i>									
Lighting									
General Lighting									
Emergency	5%			2012	\$2,500	2	\$400	B	
Exit	5%			2012	\$800	2	\$400	B	
Fluorescent	85%			2012	\$64,400	2	\$78,100	B	
HID	5%			2017	**	2	\$4,600	B	

<b>Mechanical</b>		<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>		
Heating									
Energy Source									
Fuel Oil	100%			2022	**	4	\$1,700	B	
<i>No. 2 Fuel Oil, Extent : Light, Area Affected : 100%</i>									
<i>Location : In Vault</i>									
Conversion Equipment									
Steam Boiler	100%			2017	**	3	\$16,400	B	

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
Maintenance \$ are aggregated over a ten-year period.

\*\* 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**

System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Heating</b>								
Distribution								
Steam Piping/Pump	100%			2022	**	3	\$4,700	B
Terminal Devices								
Air Handler	25%			2007	\$48,100			B
Convactor/Radiator	75%			2010	\$252,600	2	\$17,100	B
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$28,900	B
Exhaust Fans								
Interior	25%			2012	\$9,900	3-10	\$3,600	B
Roof	75%	Now	\$2,100	2007	\$21,300	2-6	\$7,300	B
			<i>Unit Inoperable, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Roof</i>					
<b>Plumbing</b>								
H/C Water Piping								
Single Type	100%			2017	**	3-5	\$8,400	B
Hot Water Heater								
Single Type	100%			2016	**	3-5	\$7,800	B
HW Heat Exchanger								
Single Type	100%	Now	\$11,100	2027	**			B
			<i>Obsolete Equipment, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : BASEMENT</i>					
Sanitary Piping								
Single Type	100%			2022	**			B
Storm Drain Piping								
Single Type	100%			2022	**			B
Sump Pump(s)								
Single Type	100%			2013	\$9,700	4	\$2,000	B
Non-Water Piping								
Single Type	100%			2032	**	3	\$700	B

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
Maintenance \$ are aggregated over a ten-year period.

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

Print Date : 30-Sep-2003

**DEPT. OF HOMELESS SERVICES - FY 2004**

**Asset Name** : JACKSON FAMILY RESIDENCE  
**Address** : 691 EAST 138TH STREET  
**Borough** : BRONX  
**Program / Asset #** : DHS0057.000 / 52  
**Area Sq Ft** : 61,000  
**Date of Survey** : 19-Dec-2000  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Agency's Number** : N/A  
**Yr Built/Renovated** : 1990 /  
**Project Type** : HOMELESS SERVICES  
**Landmark Status** : NONE

<b>CAPITAL BUDGET</b>		<b>FY 2005 - 2008</b>	<b>FY 2009 - 2014</b>
Exterior Architecture			\$271,600
Mechanical			\$123,500
<b>Total</b>			<b>\$395,100</b>
Priority	A		\$271,600
Priority	B		\$123,500
<b>Total</b>			<b>\$395,100</b>

<b>EXPENSE BUDGET</b>	<b>FY 2005</b>	<b>FY 2006</b>	<b>FY 2007</b>	<b>FY 2008</b>
Exterior Architecture	\$30,700	\$1,000		\$7,100
Interior Architecture	\$9,400			
Electrical	\$24,100	\$1,400	\$25,500	\$2,200
Mechanical	\$41,900		\$28,900	\$11,100
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$110,000</b>	<b>\$6,300</b>	<b>\$58,300</b>	<b>\$24,300</b>
Priority	A	\$30,700	\$1,000	\$7,100
Priority	B	\$69,900	\$5,300	\$17,200
Priority	C	\$9,400		
<b>Total</b>	<b>\$110,000</b>	<b>\$6,300</b>	<b>\$58,300</b>	<b>\$24,300</b>



Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Maintenance \$ are aggregated over a ten-year period.

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

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

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Exterior</b>								
Exterior Walls								
Masonry: Brick	100%			LIFE	**	5	\$109,000	A
Windows								
Aluminum	100%			2028	**	5	\$5,500	A
Parapets								
Masonry: Brick	50%			LIFE	**	3	\$13,200	A
Metal Rail	50%			2021	**	3	\$3,100	A
Roof								
Built-Up (BUR)	65%	0-2	\$16,300	2012	\$162,600			A
			<i>Blisters, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : OVER FIRST FLOOR</i>					
Metal Panel	35%			2025	**	5	\$28,800	A
<b>Interior</b>								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$2,600	C
Ceramic Tile	10%			2040	**	5	\$7,100	C
Vinyl Tile	80%			2040	**	5	\$11,800	C
Interior Walls								
Concr Masonry Unit	25%			LIFE	**	5	\$2,800	C
Gypsum Board	75%			LIFE	**	5	\$4,500	C
Ceilings								
Exposed Concrete	10%			LIFE	**			B
Gypsum Board	75%			LIFE	**	5	\$5,700	B
Plaster	15%			LIFE	**	5	\$1,700	B

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
Switchgear								
Fused Disc Sw	100%			2022	**	3-5	\$2,700	B
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Explanation : MAIN FUSED DISCONNECT SWITCH IN THE SWITCHBOARD.</i>					
Raceway								
Conduit	100%			2032	**			B
Panelboards								
Molded Case Bkrs	100%			2020	**	3	\$3,400	B
Wiring								
Thermoplastic	100%			2032	**			B

*Note : All \$ estimates are in current dollars and are not escalated for potential future inflation. Maintenance \$ are aggregated over a ten-year period.*

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

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Under 600 Volts								
Motor Controllers								
Locally Mounted	100%			2017	**	5	\$2,200	B
Ground								
Grounding Devices								
Metal Water Pipe	100%			2025	**			B
Lighting								
General Lighting								
Emergency	5%			2017	**	2	\$600	B
Exit	5%			2017	**	2	\$600	B
Fluorescent	85%			2017	**	2	\$114,900	B
HID	5%			2012	\$900	2	\$6,800	B
<b>Mechanical</b>								
<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Heating								
Energy Source								
Natural Gas	100%			2032	**	3	\$1,100	B
Conversion Equipment								
Hot Water Boiler	100%	Now	\$5,400	2025	**	3	\$15,700	B
			<i>Malfunctioning, Extent : Light, Area Affected : 5%</i>					
			<i>Location : CONTROLS</i>					
Distribution								
Hot Wtr Piping/Pump	100%			2028	**	3-4	\$8,200	B
Terminal Devices								
Convactor/Radiator	80%			2025	**	2	\$26,800	B
Fan Coil Unit/Heat	20%			2017	**	4	\$1,200	B
Air Conditioning								
Energy Source								
Electricity	100%			2028	**	5	\$500	B
Conversion Equipment								
Int Pkg Unit - Cool	20%			2013	\$123,500			B
No Component	80%							D
Heat Rejection								
Remote Air Cond	100%			2017	**			B
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$42,600	B
Exhaust Fans								
Roof	100%			2017	**	2-10	\$25,700	B

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
Maintenance \$ are aggregated over a ten-year period.

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

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

System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
H/C Water Piping Single Type	100%			2025	**	3-5	\$10,600	B
Hot Water Heater Single Type	100%			2013	\$11,200	3-5	\$12,900	B
Sanitary Piping Single Type	100%	Now	\$20,800	2032	**			B
<i>Other Observation, Extent : Severe, Area Affected : 20%</i>								
<i>Location : 1st Floor</i>								
<i>Explanation : REDESIGN AND RELOCATION OF FIRST FLOOR DRAINS NECESSARY</i>								
Storm Drain Piping Single Type	100%			2032	**			B
Sump Pump(s) Single Type	100%			2013	\$8,800	4	\$2,000	B
Non-Water Piping Single Type	100%			2032	**	3	\$1,100	B

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
Maintenance \$ are aggregated over a ten-year period.

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

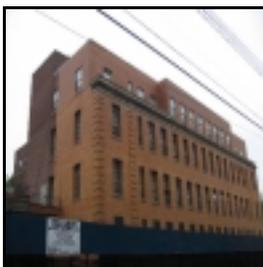
Print Date : 30-Sep-2003

**DEPT. OF HOMELESS SERVICES - FY 2004**

**Asset Name** : JAMAICA ASSESSMENT CENTER  
**Address** : 175-10 88TH AVENUE  
**Borough** : QUEENS **Agency's Number** : COR1  
**Program / Asset #** : DHS0087.000 / 4459 **Yr Built/Renovated** : 1933 / 2000  
**Area Sq Ft** : 30,690 **Project Type** : HOMELESS SERVICES  
**Date of Survey** : 01-May-2003 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,4,ph

<b>CAPITAL BUDGET</b>	<b>FY 2005 - 2008</b>	<b>FY 2009 - 2014</b>
Exterior Architecture	\$275,000	\$58,500
Mechanical		\$227,900
<b>Total</b>	<b>\$275,000</b>	<b>\$286,400</b>
Priority A	\$275,000	\$58,500
Priority B		\$227,900
<b>Total</b>	<b>\$275,000</b>	<b>\$286,400</b>

<b>EXPENSE BUDGET</b>	<b>FY 2005</b>	<b>FY 2006</b>	<b>FY 2007</b>	<b>FY 2008</b>
Exterior Architecture	\$22,900		\$400	\$3,600
Interior Architecture	\$23,600		\$600	
Electrical	\$12,600		\$13,400	\$200
Mechanical	\$7,500	\$7,300	\$3,800	\$7,700
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$70,500</b>	<b>\$11,200</b>	<b>\$22,200</b>	<b>\$15,400</b>
Priority A	\$22,900		\$400	\$3,600
Priority B	\$28,900	\$11,200	\$21,800	\$11,900
Priority C	\$18,700			
<b>Total</b>	<b>\$70,500</b>	<b>\$11,200</b>	<b>\$22,200</b>	<b>\$15,400</b>



Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
Maintenance \$ are aggregated over a ten-year period.

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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Exterior</b>								
<b>Exterior Walls</b>								
Masonry: Brick	100%	Now	\$195,200	LIFE	**	5	\$58,500	A
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Penthouse</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 45%</i>								
<i>Location : Throughout</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Penthouse</i>								
<i>Rusting Masonry Supt, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Penthouse</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<hr/>								
<b>Windows</b>								
Aluminum	30%			2022	**	5	\$900	A
Steel	70%	Now	\$79,800	2029	**	5	\$2,100	A
<i>Air Infiltration, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Bent/Warped Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 55%</i>								
<i>Location : Throughout</i>								
<i>Deformed/Dented, Extent : Moderate, Area Affected : 55%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 85%</i>								
<i>Location : Throughout</i>								
<i>Glazing Clouded, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Throughout</i>								
<hr/>								
<b>Parapets</b>								
Masonry: Brick	40%	Now	\$18,400	LIFE	**	3	\$4,200	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 65%</i>								
<i>Location : Throughout</i>								
<i>Miss/Damgd Copings, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	50%			LIFE	**	3	\$7,100	A
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Interior Face</i>								
<i>Explanation : Stucco On Brick</i>								
Masonry: Limestone	10%	Now	\$2,700	LIFE	**	3	\$1,100	A
<i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Throughout cornice.</i>								
<i>Loose Units, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Corners</i>								

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
Maintenance \$ are aggregated over a ten-year period.

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

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

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Exterior</b>								
<b>Roof</b>								
Roll Roofing	100%			2022	**			A
<i>Recent Replace Evident, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<b>Interior</b>								
<b>Floors</b>								
Quarry Tile	25%			2019	**	5	\$7,500	C
Terrazzo	40%			LIFE	**	8	\$23,300	C
Vinyl Tile	35%			2049	**	5	\$2,600	C
<i>Recent Replace Evident, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<b>Interior Walls</b>								
Ceramic Tile	15%			LIFE	**	5	\$3,200	C
Concr Masonry Unit	10%			LIFE	**	5	\$1,100	C
Gypsum Board	15%			LIFE	**	5	\$900	C
Plaster	60%			LIFE	**	5	\$9,000	C
<i>Recent Repair Evident, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<b>Ceilings</b>								
AcousTileSusp.Lay-In	15%			2027	**	5	\$1,300	B
<i>Recent Replace Evident, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Plaster	85%			LIFE	**	5	\$9,800	B
<i>Recent Repair Evident, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	100%			2014	\$800	5	\$2,200	B
<b>Switchgear</b>								
Fused Disc Sw	100%			2014	\$12,800	3-5	\$1,600	B
<b>Raceway</b>								
Conduit	100%			2014	\$2,200			B
<b>Panelboards</b>								
Molded Case Bkrs	100%			2013	\$9,700	3	\$1,300	B
<b>Wiring</b>								
Thermoplastic	100%			2014	\$3,500			B

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
Maintenance \$ are aggregated over a ten-year period.

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

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Under 600 Volts								
Motor Controllers								
Locally Mounted	100%			2027	**	5	\$1,100	B
Ground								
Grounding Devices								
Metal Water Pipe	100%			2012	\$6,400			B
<i>Corrosion at Terms, Extent : Moderate, Area Affected : 40%</i>								
Lighting								
General Lighting								
Emergency	5%			2019	**	2	\$300	B
Exit	5%			2019	**	2	\$300	B
Fluorescent	80%			2019	**	2	\$54,400	B
Incandescent	10%			2009	\$5,100	2	\$6,800	B

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Heating								
Energy Source								
Fuel Oil	5%			2034	**	4	\$100	B
<i>No. 2 Fuel Oil, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside In Ground</i>								
Natural Gas	95%			2034	**	3	\$400	B
Conversion Equipment								
Hot Water Boiler	100%			2019	**	3	\$7,900	B
Distribution								
Hot Wtr Piping/Pump	100%			2022	**	3-4	\$5,800	B
Terminal Devices								
Convactor/Radiator	100%			2012	\$227,900	2	\$16,800	B
Air Conditioning								
Energy Source								
Electricity	100%			2030	**	5	\$200	B
Conversion Equipment								
Ext Pkg Unit - Cool	20%			2023	**			B
No Component	80%							D
Heat Rejection								
Remote Air Cond	20%			2019	**			B
No Component	80%							D
Ventilation								

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
Maintenance \$ are aggregated over a ten-year period.

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

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

System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ventilation								
Exhaust Fans								
Interior	80%			2014	\$21,300	3-10	\$9,900	B
Roof	20%			2014	\$3,800	2-10	\$2,600	B
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2024	**	3-5	\$4,600	B
Hot Water Heater								
Gas Fired	100%			2012	\$5,600	3-5	\$5,800	B
Sanitary Piping								
Cast Iron	100%			2024	**			B
Storm Drain Piping								
Cast Iron	100%			2024	**			B
Sump Pump(s)								
Submersible	100%			2005	\$5,400	4	\$2,000	B
Non-Water Piping								
Natural Gas	100%			2024	**	3	\$400	B

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
Maintenance \$ are aggregated over a ten-year period.

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

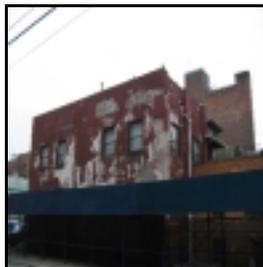
Print Date : 30-Sep-2003

**DEPT. OF HOMELESS SERVICES - FY 2004**

**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 / 2000  
**Area Sq Ft** : 9,000 **Project Type** : HOMELESS SERVICES  
**Date of Survey** : 01-May-2003 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4,ph

<b>CAPITAL BUDGET</b>	<b>FY 2005 - 2008</b>	<b>FY 2009 - 2014</b>
Exterior Architecture	\$48,700	
<b>Total</b>	<b>\$48,700</b>	
Priority A	\$48,700	
<b>Total</b>	<b>\$48,700</b>	

<b>EXPENSE BUDGET</b>	<b>FY 2005</b>	<b>FY 2006</b>	<b>FY 2007</b>	<b>FY 2008</b>
Exterior Architecture	\$40,000		\$6,900	\$800
Interior Architecture	\$6,600		\$2,100	
Electrical	\$3,600		\$3,900	
Mechanical	\$2,800	\$600	\$7,700	\$600
<b>Total</b>	<b>\$53,000</b>	<b>\$600</b>	<b>\$20,500</b>	<b>\$1,400</b>
Priority A	\$40,000		\$6,900	\$800
Priority B	\$8,000	\$600	\$11,600	\$600
Priority C	\$5,000		\$2,100	
<b>Total</b>	<b>\$53,000</b>	<b>\$600</b>	<b>\$20,500</b>	<b>\$1,400</b>



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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	10%	Now	\$2,900	LIFE	**	5	\$1,700	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Bulkheads</i>								
Masonry: Brick	40%	Now	\$45,800	LIFE	**	5	\$6,900	A
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 35%</i>								
<i>Location : Two Story Wing</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Two Story Wing</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 35%</i>								
<i>Location : Two Story Wing</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Two Story Wing</i>								
<i>Explanation : Stucco On Brick</i>								
Masonry: Brick	20%			LIFE	**	5	\$6,900	A
Stucco Cement	30%			2022	**	3-5	\$16,200	A
Windows								
Aluminum	80%			2022	**	5	\$700	A
Steel	20%	Now	\$6,700	2029	**	5	\$200	A
<i>Air Infiltration, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Throughout</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 55%</i>								
<i>Location : Throughout</i>								
Parapets								
Masonry: Brick	35%	Now	\$15,700	LIFE	**	3	\$1,100	A
<i>Loose/Delam Surface, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Two Story Wing</i>								
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Two Story Wing</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Two Story Wing</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Two Story Wing</i>								
<i>Explanation : Stucco On Brick</i>								
Masonry: Brick	35%			LIFE	**	3	\$1,400	A
Wood Cornice	30%			2024	**	4	\$100	A

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
Maintenance \$ are aggregated over a ten-year period.

\*\* 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**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Exterior</b>								
<b>Roof</b>								
Asphalt Shingle	35%			2027	**	5	\$1,000	A
<i>Recent Replace Evident, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Sloped Roof</i>								
Modified Bitumen	30%			2022	**			A
<i>Recent Replace Evident, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Over Fourth Floor</i>								
Modified Bitumen	35%	Now	\$13,800	2024	**			A
<i>Alligatoring, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Over Two Story Wing</i>								
<i>Blisters, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over Two Story Wing</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over Two Story Wing</i>								
<b>Interior</b>								
<b>Floors</b>								
Panel/Paver: Cer/Brk	45%			2022	**	5	\$4,100	C
Terrazzo	35%			LIFE	**	8	\$6,000	C
Vinyl Tile	20%			2049	**	5	\$400	C
<i>Recent Replace Evident, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<b>Interior Walls</b>								
Ceramic Tile	15%			LIFE	**	5	\$900	C
Concr Masonry Unit	10%			LIFE	**	5	\$300	C
Gypsum Board	20%			LIFE	**	5	\$400	C
Plaster	55%			LIFE	**	5	\$2,400	C
<b>Ceilings</b>								
Gypsum Board	20%			LIFE	**	5	\$500	B
Plaster	80%			LIFE	**	5	\$2,700	B

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	100%			2014	\$800	5	\$700	B
<b>Raceway</b>								
Conduit	100%			2014	\$2,200			B
<b>Panelboards</b>								
Molded Case Bkrs	100%			2013	\$15,500	3	\$400	B

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
Maintenance \$ are aggregated over a ten-year period.

\*\* 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**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Under 600 Volts								
Wiring								
Thermoplastic	100%			2014	\$3,500			B
Motor Controllers								
Locally Mounted	100%			2012	\$1,600	5	\$300	B
Lighting								
General Lighting								
Emergency	5%			2019	**	2	\$100	B
Exit	5%			2019	**	2	\$100	B
Fluorescent	80%			2019	**	2	\$16,000	B
Incandescent	10%			2009	\$1,500	2	\$2,000	B

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Heating								
Energy Source								
Fuel Oil	5%			2024	**	4		B
<i>No. 2 Fuel Oil, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside Inground</i>								
Natural Gas	95%			2034	**	3	\$100	B
Conversion Equipment								
Steam Boiler	100%			2019	**	3	\$2,700	B
Distribution								
Steam Piping/Pump	100%			2024	**	3	\$1,000	B
Terminal Devices								
Convactor/Radiator	100%			2019	**	2	\$4,900	B
Air Conditioning								
Energy Source								
Electricity	100%			2022	**	5	\$100	B
Conversion Equipment								
Ext Pkg Unit - Cool	10%			2017	**			B
No Component	90%							D
Heat Rejection								
Remote Air Cond	10%			2014	\$400			B
No Component	90%							D
Ventilation								
Distribution								
Ductwork/Diffusers	20%			LIFE	**	2	\$1,600	B
No Component	80%							D

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
Maintenance \$ are aggregated over a ten-year period.

\*\* 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**

System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ventilation								
Exhaust Fans								
Interior	20%			2014	\$1,600	3-10	\$700	B
No Component	80%							D
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2024	**	3-5	\$1,300	B
Hot Water Heater								
Oil Fired	100%			2009	\$2,200	3-5	\$2,200	B
Sanitary Piping								
Cast Iron	100%			2024	**			B
Storm Drain Piping								
Cast Iron	100%			2024	**			B
Sump Pump(s)								
Submersible	100%			2007	\$5,400	4	\$2,000	B
Non-Water Piping								
Natural Gas	100%			2034	**	3	\$100	B

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
Maintenance \$ are aggregated over a ten-year period.

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



**DEPT. OF HOMELESS SERVICES - 071**  
**JEANIE A. CLARKE RESIDENCE**  
**Asset # : 3010**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Exterior</b>								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	**	3-5	\$33,500	A
Masonry: Brick	45%			LIFE	**	5	\$94,600	A
Stucco Cement	50%			2028	**	3-5	\$331,500	A
Windows								
Aluminum	90%	Now	\$96,600	2028	**	5	\$15,100	A
<i>Crwt/Balnc Not Funct, Extent : Moderate, Area Affected : 20%</i>								
Metal Clad	10%			2020	**	5	\$3,300	A
Parapets								
Masonry: Brick	65%			LIFE	**	3	\$20,300	A
Stucco Cement	35%			2028	**	3-5	\$15,500	A
Roof								
Modified Bitumen	95%			2017	**			A
Skylight, Metal/Glass	5%			2022	**	3	\$4,100	A
<b>Interior</b>								
Floors								
Carpet	5%			2011	\$24,300	3	\$7,900	C
Ceramic Tile	5%			2040	**	5	\$4,600	C
Vinyl Tile	25%			2040	**	5	\$4,800	C
Wood	65%			2027	**	5	\$88,700	C
Interior Walls								
Ceramic Tile	5%			LIFE	**	5	\$1,800	C
Gypsum Board	65%			LIFE	**	5	\$6,700	C
Plaster	30%			LIFE	**	5	\$7,800	C
Ceilings								
Gypsum Board	65%			LIFE	**	5	\$6,500	B
Plaster	35%			LIFE	**	5	\$5,200	B

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
Service Equipment								
Fused Disc Sw	100%			2032	**	5	\$6,200	B
Switchgear								
Fused Disc Sw	100%			2032	**	3-5	\$4,400	B
Raceway								
Conduit	100%			2032	**			B

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
Maintenance \$ are aggregated over a ten-year period.

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

**DEPT. OF HOMELESS SERVICES - 071**  
**JEANIE A. CLARKE RESIDENCE**  
**Asset # : 3010**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Panelboards</b>								
Fused Disc Sw	10%			2028	**	3	\$400	B
Molded Case Bkrs	90%			2028	**	3	\$3,200	B
<b>Wiring</b>								
Thermoplastic	100%			2032	**			B
<b>Motor Controllers</b>								
Locally Mounted	50%			2025	**	5	\$1,600	B
Locally Mounted	50%			2017	**	5	\$1,600	B
<b>Ground</b>								
<b>Grounding Devices</b>								
Metal Water Pipe	100%			2017	**			B
<b>Lighting</b>								
<b>General Lighting</b>								
Fluorescent	95%			2012	\$126,300	2	\$167,600	B
Incandescent	5%			2012	\$6,600	2	\$8,800	B

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
<b>Energy Source</b>								
Natural Gas	100%			2032	**	3	\$1,600	B
<b>Conversion Equipment</b>								
Hot Water Boiler	100%			2025	**	3	\$22,400	B
<b>Distribution</b>								
Hot Wtr Piping/Pump	100%			2028	**	3-4	\$11,700	B
<b>Terminal Devices</b>								
Convactor/Radiator	100%			2025	**	2	\$47,800	B
<b>Air Conditioning</b>								
<b>Energy Source</b>								
Electricity	100%			2028	**	5	\$700	B
<b>Conversion Equipment</b>								
Ext Pkg Unit - Cool	10%			2021	**			B
No Component	90%							D
<b>Ventilation</b>								
<b>Distribution</b>								
Ductwork/Diffusers	100%			LIFE	**	2	\$60,700	B
<b>Exhaust Fans</b>								
Roof	100%			2017	**	2-10	\$36,600	B
<b>Plumbing</b>								

*Note : All \$ estimates are in current dollars and are not escalated for potential future inflation. Maintenance \$ are aggregated over a ten-year period.*

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

**DEPT. OF HOMELESS SERVICES - 071**  
**JEANIE A. CLARKE RESIDENCE**  
**Asset # : 3010**

System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
H/C Water Piping Single Type	100%			2025	**	3-5	\$15,000	B
Hot Water Heater Single Type	100%			2013	\$15,900	3-5	\$18,500	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Explanation : STEAM BOILERS WITH HEAT EXCHANGERS ARE USED TO MAKE HOT WATER</i>								
HW Heat Exchanger Single Type	100%			2025	**			B
Sanitary Piping Single Type	100%			2032	**			B
Storm Drain Piping Single Type	100%			2032	**			B
Sump Pump(s) Single Type	100%			2013	\$8,800	4	\$2,000	B
Non-Water Piping Single Type	100%			2032	**	3	\$1,600	B

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
Maintenance \$ are aggregated over a ten-year period.

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

Print Date : 30-Sep-2003

**DEPT. OF HOMELESS SERVICES - FY 2004**

**Asset Name** : KENTON HALL SHELTER FORMER KENTON HOTEL  
**Address** : 333 BOWERY  
**Borough** : MANHATTAN **Agency's Number** : M060  
**Program / Asset #** : DHS0068.000 / 4440 **Yr Built/Renovated** : 1900 /  
**Area Sq Ft** : 23,300 **Project Type** : HOMELESS SERVICES  
**Date of Survey** : 28-Apr-2003 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,4,5,6

<b>CAPITAL BUDGET</b>	<b>FY 2005 - 2008</b>	<b>FY 2009 - 2014</b>
Exterior Architecture	\$123,000	\$73,700
<b>Total</b>	<b>\$123,000</b>	<b>\$73,700</b>
Priority A	\$123,000	\$73,700
<b>Total</b>	<b>\$123,000</b>	<b>\$73,700</b>

<b>EXPENSE BUDGET</b>	<b>FY 2005</b>	<b>FY 2006</b>	<b>FY 2007</b>	<b>FY 2008</b>
Exterior Architecture	\$32,400	\$200	\$9,600	\$5,900
Interior Architecture	\$18,000		\$900	\$1,100
Electrical	\$19,400	\$200	\$13,600	\$600
Mechanical	\$12,000	\$4,200	\$9,600	\$1,200
<b>Total</b>	<b>\$81,800</b>	<b>\$4,700</b>	<b>\$33,800</b>	<b>\$8,800</b>
Priority A	\$32,400	\$200	\$9,600	\$5,900
Priority B	\$35,600	\$4,500	\$23,200	\$2,900
Priority C	\$13,800		\$900	
<b>Total</b>	<b>\$81,800</b>	<b>\$4,700</b>	<b>\$33,800</b>	<b>\$8,800</b>



Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Maintenance \$ are aggregated over a ten-year period.

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

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

Architecture System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Exterior</b>								
<b>Exterior Walls</b>								
Masonry: Brick	90%	Now	\$123,000	LIFE	**	5	\$73,700	A
	<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i> <i>Location : North Facade,East Facade</i>							
	<i>Spalling, Extent : Moderate, Area Affected : 30%</i> <i>Location : North Facade,East Facade</i>							
Stucco Cement	10%			2022	**	3-5	\$25,800	A
<b>Windows</b>								
Aluminum	100%			2030	**	5	\$4,400	A
<b>Parapets</b>								
Masonry: Brick	90%	Now	\$23,800	LIFE	**	3	\$16,500	A
	<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i> <i>Location : North Facade,East Facade</i>							
	<i>Spalling, Extent : Moderate, Area Affected : 25%</i> <i>Location : North Facade,East Facade</i>							
	<i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i> <i>Location : North Facade,East Facade</i>							
Metal Cornice	10%	Now	\$6,400	2022	**	3	\$1,300	A
	<i>Broken/Missing Elements, Extent : Severe, Area Affected : 10%</i> <i>Location : West Facade</i>							
	<i>Loose/Miss Fasteners, Extent : Moderate, Area Affected : 10%</i> <i>Location : West Facade</i>							
	<i>Punct/Tear/Impct Dmg, Extent : Moderate, Area Affected : 25%</i> <i>Location : West Facade</i>							
<b>Roof</b>								
Roll Roofing	98%			2019	**			A
Skylight, Metal/Glass	2%			2024	**	3	\$700	A
	<i>Corrosion/Rusting, Extent : Light, Area Affected : 5%</i>							
<b>Interior</b>								
<b>Floors</b>								
Cast in Place Concrete	10%			LIFE	**	5	\$2,700	C
Ceramic Tile	5%			2042	**	5	\$1,800	C
Vinyl Tile	85%			2029	**	5	\$6,400	C
<b>Interior Walls</b>								
Ceramic Tile	5%			LIFE	**	5	\$1,700	C
Concr Masonry Unit	5%			LIFE	**	5	\$900	C
Gypsum Board	35%			LIFE	**	5	\$3,500	C
Masonry: Brick	15%			LIFE	**	5	\$9,000	C
Plaster	40%			LIFE	**	5	\$9,900	C

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
Maintenance \$ are aggregated over a ten-year period.

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

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

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Ceilings</b>								
AcousTileSusp.Lay-In	25%			2023	**	5	\$2,100	B
Gypsum Board	10%			LIFE	**	5	\$800	B
Plaster	65%			LIFE	**	5	\$7,600	B
<b>Electrical</b>								
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Under 600 Volts</b>								
<b>Switchgear</b>								
Fused Disc Sw	100%			2034	**	3-5	\$1,000	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i> <i>Explanation : MAIN FUSED DISCONNECT SWITCH IN THE SWITCHBOARD</i>								
<b>Raceway</b>								
Conduit	80%			2034	**			B
Conduit	20%			2014	\$400			B
<b>Panelboards</b>								
Fused Disc Sw	5%			2030	**	3		B
Molded Case Bkrs	45%			2022	**	3	\$400	B
Molded Case Bkrs	50%			2030	**	3	\$500	B
<b>Wiring</b>								
Thermoplastic	100%			2034	**			B
<b>Motor Controllers</b>								
Locally Mounted	100%			2019	**	5	\$900	B
<b>Ground</b>								
<b>Grounding Devices</b>								
Metal Water Pipe	100%	2-4	\$6,400	2034	**			B
<i>Corroded, Extent : Moderate, Area Affected : 100%</i>								
<b>Stand-by Power</b>								
<b>Transfer Switches</b>								
Automatic	100%			2027	**	3-5	\$800	B
<b>Generators</b>								
Diesel	100%			2023	**	5	\$100	B
<b>Batteries</b>								
Lead/Acid	100%			2008	\$500			B
<b>Lighting</b>								
<b>General Lighting</b>								
Emergency	3%			2019	**	2	\$200	B
Exit	3%			2019	**	2	\$200	B
Fluorescent	94%			2019	**	2	\$64,700	B

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
Maintenance \$ are aggregated over a ten-year period.

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

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

Mechanical System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Heating</b>								
Energy Source								
Natural Gas	100%			2034	**	3	\$300	B
Conversion Equipment								
Hot Water Boiler	100%			2027	**	3	\$6,100	B
Distribution								
Hot Wtr Piping/Pump	100%			2030	**	3-4	\$4,500	B
Terminal Devices								
Convactor/Radiator	90%			2027	**	2	\$11,700	B
Fan Coil Unit/Heat	10%			2019	**	4	\$200	B
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$20,700	B
Exhaust Fans								
Interior	100%			2019	**	3-10	\$8,300	B
<b>Plumbing</b>								
H/C Water Piping								
Galv Iron/Steel	100%	0-2	\$5,600	2019	**	3-5	\$3,400	B
			<i>Corroded, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Basement</i>					
Hot Water Heater								
Gas Fired	100%			2012	\$4,300	3-5	\$4,500	B
Sanitary Piping								
Cast Iron	100%			2034	**			B
Storm Drain Piping								
Cast Iron	100%			2034	**			B
Non-Water Piping								
Natural Gas	100%			2034	**	3	\$300	B

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
Maintenance \$ are aggregated over a ten-year period.

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

Print Date : 30-Sep-2003

**DEPT. OF HOMELESS SERVICES - FY 2004**

**Asset Name** : LEXINGTON AVE. WOMEN'S SHELTER  
**Address** : 85 LEXINGTON AVE.  
**Borough** : BROOKLYN **Agency's Number** : N/A  
**Program / Asset #** : DHS0022.000 / 1976 **Yr Built/Renovated** : 1975 /  
**Area Sq Ft** : 24,666 **Project Type** : HOMELESS SERVICES  
**Date of Survey** : 13-May-2003 **Landmark Status** : EXTERIOR LANDMARK  
**Areas Surveyed** : Basement, Roof, Floors 1,2

<b>CAPITAL BUDGET</b>	<b>FY 2005 - 2008</b>	<b>FY 2009 - 2014</b>
Exterior Architecture	\$104,100	\$39,200
Mechanical	\$60,900	\$138,000
<b>Total</b>	<b>\$165,100</b>	<b>\$177,200</b>
Priority A	\$104,100	\$39,200
Priority B	\$60,900	\$138,000
<b>Total</b>	<b>\$165,100</b>	<b>\$177,200</b>

<b>EXPENSE BUDGET</b>	<b>FY 2005</b>	<b>FY 2006</b>	<b>FY 2007</b>	<b>FY 2008</b>
Exterior Architecture	\$7,400		\$300	\$3,800
Interior Architecture	\$2,900		\$2,900	\$2,500
Electrical	\$9,900	\$300	\$11,000	\$700
Mechanical	\$6,500	\$7,000	\$23,700	\$2,500
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$30,700</b>	<b>\$11,200</b>	<b>\$41,900</b>	<b>\$13,500</b>
Priority A	\$7,400		\$300	\$3,800
Priority B	\$20,400	\$11,200	\$39,500	\$9,700
Priority C	\$2,900		\$2,000	
<b>Total</b>	<b>\$30,700</b>	<b>\$11,200</b>	<b>\$41,900</b>	<b>\$13,500</b>



Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Maintenance \$ are aggregated over a ten-year period.

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

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

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Exterior</b>								
Exterior Walls								
Masonry: Brick	90%			LIFE	**	5	\$70,500	A
Masonry: Brick	10%	0-2	\$3,600	LIFE	**	5	\$3,900	A
<i>Vertical Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Bulkheads</i>								
<b>Windows</b>								
Aluminum	100%	0-2	\$68,900	2039	**	5	\$1,000	A
<i>Air Infiltration, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Various Dormitories</i>								
<i>Thin Profile/Gauge, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<b>Parapets</b>								
Masonry: Brick	80%			LIFE	**	3	\$15,200	A
Metal: Cage/Fence	20%			2019	**	3	\$1,000	A
<b>Roof</b>								
IRMA/Protected Membrane	85%			2019	**	5	\$22,500	A
<i>Paver Block Ballast, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Main Roof</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 5%</i>								
Roll Roofing	15%			2019	**			A
<b>Interior</b>								
Floors								
Ceramic Tile	10%			2042	**	5	\$2,900	C
Quarry Tile	5%			2027	**	5	\$1,200	C
Vinyl Tile	85%			2029	**	5	\$5,100	C
Interior Walls								
Ceramic Tile	10%			LIFE	**	5	\$1,700	C
Gypsum Board	85%			LIFE	**	5	\$4,100	C
SGFT/Glazed Masonry	5%			LIFE	**			C
Ceilings								
AcousTileSusp.Lay-In	75%			2023	**	5	\$5,100	B
AcousTileSusp.Lay-In	25%			2017	**	5	\$1,700	B

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

Under 600 Volts

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
Maintenance \$ are aggregated over a ten-year period.

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

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
Service Equipment								
Fused Disc Sw	100%			2024	**	5	\$1,800	B
Switchgear								
Molded Case Bkrs	100%			2024	**	3-5	\$1,100	B
Raceway								
Conduit	100%			2024	**			B
Panelboards								
Molded Case Bkrs	100%			2022	**	3	\$1,000	B
Wiring								
Thermoplastic	100%			2024	**			B
Motor Controllers								
Locally Mounted	100%			2012	\$30,600	5	\$900	B
<b>Ground</b>								
Grounding Devices								
Metal Water Pipe	100%			2027	**			B
<b>Stand-by Power</b>								
Transfer Switches								
Automatic	100%			2027	**	3-5	\$800	B
Generators								
Diesel	100%			2023	**	5	\$200	B
Batteries								
Lead/Acid	100%			2008	\$600			B
<b>Lighting</b>								
General Lighting								
Emergency	5%			2019	**	2	\$300	B
Exit	5%			2019	**	2	\$200	B
Fluorescent	85%			2019	**	2	\$46,500	B
Incandescent	5%			2009	\$2,300	2	\$2,700	B

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Energy Source								
Fuel Oil	100%			2024	**	4	\$700	B
Conversion Equipment								
Hot Water Boiler	100%			2027	**	3	\$6,300	B
Distribution								
Hot Wtr Piping/Pump	100%			2022	**	3-4	\$4,700	B

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
Maintenance \$ are aggregated over a ten-year period.

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

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

Mechanical System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Terminal Devices								
Air Handler/Cool/Ht	70%			2014	\$47,800	4	\$1,900	B
Convactor/Radiator	30%			2027	**	2	\$4,100	B
Air Conditioning								
Energy Source								
Electricity	100%			2030	**	5	\$200	B
Conversion Equipment								
Reciprocating Compr	100%			2017	**	5	\$28,600	B
Distribution								
Chilled Wtr Pipe/Pmp	100%			2034	**	3-4	\$4,100	B
Terminal Devices								
Air Handler/Cool/Ht	100%			2014	\$90,100	4	\$2,400	B
Heat Rejection								
Water Cool Tower	100%			2008	\$60,900			B
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$21,500	B
Exhaust Fans								
Interior	70%			2014	\$16,400	3-10	\$7,000	B
Roof	30%			2019	**	2-10	\$3,100	B
Plumbing								
H/C Water Piping								
Brass/Copper	10%			2034	**	3-5	\$400	B
Galv Iron/Steel	90%			2019	**	3-5	\$3,300	B
Hot Water Heater								
Gas Fired	100%			2012	\$4,900	3-5	\$4,600	B
HW Heat Exchanger								
Low Temp	100%			2024	**			B
Sanitary Piping								
Cast Iron	100%			2024	**			B
Storm Drain Piping								
Cast Iron	100%			2024	**			B
Sump Pump(s)								
Rigid Piping	100%			2014	\$9,700	4	\$2,000	B
Non-Water Piping								
Natural Gas	100%			2034	**	3	\$300	B
Sewage Ejector(s)								
Electric	100%			2019	**	4	\$1,300	B

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
Maintenance \$ are aggregated over a ten-year period.

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

Print Date : 30-Sep-2003

**DEPT. OF HOMELESS SERVICES - FY 2004**

**Asset Name** : LINDEN FAMILY RESIDENCE FORMER LINDEN GENERAL HOSPITAL  
**Address** : 501 NEW LOTS AVENUE  
**Borough** : BROOKLYN **Agency's Number** : N/A  
**Program / Asset #** : DHS0011.000 / 1971 **Yr Built/Renovated** : 1920 / 1998  
**Area Sq Ft** : 22,218 **Project Type** : HOMELESS SERVICES  
**Date of Survey** : 20-Mar-2000 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2

<b>CAPITAL BUDGET</b>	<b>FY 2005 - 2008</b>	<b>FY 2009 - 2014</b>
Exterior Architecture	\$152,200	\$38,800
Interior Architecture		\$38,200
<b>Total</b>	<b>\$152,200</b>	<b>\$77,000</b>
Priority A	\$152,200	\$38,800
Priority B		\$38,200
<b>Total</b>	<b>\$152,200</b>	<b>\$77,000</b>

<b>EXPENSE BUDGET</b>	<b>FY 2005</b>	<b>FY 2006</b>	<b>FY 2007</b>	<b>FY 2008</b>
Exterior Architecture	\$54,800		\$400	\$3,000
Interior Architecture	\$54,400			
Electrical	\$8,100		\$7,700	
Mechanical	\$13,700	\$2,600	\$4,200	\$5,000
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$135,000</b>	<b>\$6,500</b>	<b>\$16,300</b>	<b>\$12,000</b>
Priority A	\$54,800		\$400	\$3,000
Priority B	\$32,400	\$6,500	\$15,900	\$8,900
Priority C	\$47,800			
<b>Total</b>	<b>\$135,000</b>	<b>\$6,500</b>	<b>\$16,300</b>	<b>\$12,000</b>



Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Maintenance \$ are aggregated over a ten-year period.

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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Exterior</b>								
<b>Exterior Walls</b>								
Masonry: Brick	95%	Now	\$64,700	LIFE	**	5	\$38,800	A
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 15%</i> <i>Location : NORTH FACADE AND EAST FACADE WHERE METAL PANEL AND WALL MEET</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 15%</i> <i>Location : DIRECTOR'S OFFICE IN BASEMENT</i>								
Masonry: Limestone	5%	4+	\$14,100	LIFE	**	3-5	\$7,300	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i> <i>Location : AT TRIMS</i>								
<b>Windows</b>								
Steel	15%	Now	\$28,800	2026	**	5	\$700	A
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 15%</i> <i>Glazing Clouded, Extent : Moderate, Area Affected : 50%</i> <i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>								
Wood	85%	Now	\$87,500	2036	**	5	\$3,000	A
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 100%</i> <i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i> <i>Split/Cracked, Extent : Moderate, Area Affected : 50%</i>								
<b>Parapets</b>								
Masonry: Brick	60%	Now	\$3,800	LIFE	**	3	\$2,600	A
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 15%</i> <i>Location : North Facade</i> <i>Vertical Cracks, Extent : Severe, Area Affected : 10%</i> <i>Location : AT SOUTHEAST CORNER</i>								
Masonry: Limestone	5%			LIFE	**	3	\$200	A
Metal Panel	35%			2037	**	3	\$1,100	A
<i>Recent Installation, Extent : Moderate, Area Affected : 100%</i>								
<b>Roof</b>								
Metal, Corrugated	4%	Now	\$2,200	2031	**	5	\$300	A
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 50%</i> <i>Location : OVER EAST STAIR</i> <i>Water Penetration, Extent : Moderate, Area Affected : 10%</i> <i>Location : OVER EAST STAIR</i>								
Modified Bitumen	95%			2019	**			A
<i>Recent Replace Evident, Extent : Moderate, Area Affected : 100%</i>								
Skylight, Plastic	1%	Now	\$5,900	2041	**	3	\$200	A
<i>Water Penetration, Extent : Moderate, Area Affected : 100%</i> <i>Location : STAIR `A`</i>								

**Interior**

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
Maintenance \$ are aggregated over a ten-year period.

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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$800	C
Ceramic Tile	5%	Now	\$1,100	2039	**	5	\$500	C
<i>Other Observation, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : ROOM 117A AND VARIOUS OTHERS</i>								
<i>Explanation : GROUT MISS/EROD</i>								
Terrazzo	5%			LIFE	**	8	\$900	C
<i>Other Observation, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : AT CORRIDORS</i>								
<i>Explanation : UNEVEN FLOORS</i>								
Vinyl Tile	80%	Now	\$29,100	2039	**	5	\$1,800	C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : AT ENTRANCE AND BASEMENT CORRIDOR</i>								
<i>Poor Subfloor Evident, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : AT BASEMENT AND CORRIDORS</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : AT CORRIDORS</i>								
<i>Explanation : UNEVEN FLOORS</i>								
Interior Walls								
Ceramic Tile	5%	Now	\$4,500	LIFE	**	5	\$400	C
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : BATHROOMS</i>								
Concr Masonry Unit	5%			LIFE	**	5	\$200	C
Marble Panels	5%	Now	\$13,300	LIFE	**	5	\$800	C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : AT WEST STAIR</i>								
Plaster	85%			LIFE	**	5	\$5,100	C
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : DIRECTOR'S OFFICE IN BASEMENT</i>								
Ceilings								
AcousTileSusp.Lay-In	30%			2014	\$38,200	5	\$1,500	B
Gypsum Board	15%			LIFE	**	5	\$300	B
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : LUNCH ROOM</i>								
Plaster	20%	Now	\$6,600	LIFE	**	5	\$700	B
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : DIRECTOR'S OFFICE AND WATER MAIN ROOM.</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : DIRECTOR'S OFFICE AND WATER MAIN ROOM</i>								
Plaster	35%			LIFE	**	5	\$1,200	B

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
Maintenance \$ are aggregated over a ten-year period.

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

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%	4+	\$800	2041	**	5	\$800	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Explanation : SERVICE CAPACITY IS INADEQUATE FOR PRESENT BUILDING OCCUPANCY.</i>								
Raceway								
Conduit	90%			2011	\$2,000			B
Conduit	10%			2037	**			B
Panelboards								
Fused Disc Sw	20%			2019	**	3	\$200	B
Molded Case Bkrs	20%			2019	**	3	\$200	B
Molded Case Bkrs	10%			2033	**	3	\$100	B
Molded Case Bkrs	50%			2010	\$4,800	3	\$500	B
Wiring								
Thermoplastic	10%			2037	**			B
Thermoplastic	90%			2021	**			B
Motor Controllers								
Locally Mounted	100%			2009	\$4,800	5	\$800	B
Lighting								
General Lighting								
Emergency	5%			2019	**	2	\$200	B
Exit	5%			2019	**	2	\$200	B
Fluorescent	85%			2011	\$26,200	2	\$34,800	B
HID	5%	Now	\$300	2021	**	2	\$1,600	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Explanation : EXTERIOR SECURITY FIXTURES INOPERABLE</i>								

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Heating								
Energy Source								
Fuel Oil	10%			2031	**	4	\$100	B
Natural Gas	90%			2031	**	3	\$200	B
Conversion Equipment								
Steam Boiler	100%	Now	\$7,100	2024	**	3	\$5,500	B
<i>Broken, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : BOILER CONTROLS</i>								

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
Maintenance \$ are aggregated over a ten-year period.

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

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

System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Distribution Steam Piping/Pump	100%	Now	\$5,100	2031	**	3	\$2,100	B
<i>Leak Evident, Extent : Light, Area Affected : 5% Location : RADIATOR VALVES LEAKING</i>								
Terminal Devices Convactor/Radiator	100%			2016	**	2	\$10,100	B
Ventilation								
Distribution Ductwork/Diffusers	100%			LIFE	**	2	\$12,900	B
Exhaust Fans Roof	100%			2011	\$11,500	2-10	\$7,800	B
Plumbing								
H/C Water Piping Single Type	100%			2024	**	3-5	\$2,700	B
HW Heat Exchanger Single Type	100%			2020	**			B
Sanitary Piping Single Type	100%			2031	**			B
Storm Drain Piping Single Type	100%			2031	**			B

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
Maintenance \$ are aggregated over a ten-year period.

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

Print Date : 30-Sep-2003

**DEPT. OF HOMELESS SERVICES - FY 2004**

**Asset Name** : MEN'S SHELTER-EAST 3RD STREET  
**Address** : 8 EAST 3RD STREET  
**Borough** : MANHATTAN                      **Agency's Number** : N/A  
**Program / Asset #** : DHS0030.000 / 1956                      **Yr Built/Renovated** : 1915 / 2001  
**Area Sq Ft** : 68,747                      **Project Type** : HOMELESS SERVICES  
**Date of Survey** : 07-Nov-2001                      **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,5,6,PH

<b>CAPITAL BUDGET</b>	<b>FY 2005 - 2008</b>	<b>FY 2009 - 2014</b>
Exterior Architecture	\$991,200	\$114,000
Electrical		\$180,400
Mechanical		\$182,300
<b>Total</b>	<b>\$991,200</b>	<b>\$476,600</b>
Priority A	\$991,200	\$114,000
Priority B		\$362,700
<b>Total</b>	<b>\$991,200</b>	<b>\$476,600</b>

<b>EXPENSE BUDGET</b>	<b>FY 2005</b>	<b>FY 2006</b>	<b>FY 2007</b>	<b>FY 2008</b>
Exterior Architecture	\$31,200	\$1,800		\$9,400
Interior Architecture		\$8,400	\$1,000	\$2,100
Electrical	\$29,800	\$3,600	\$30,000	\$4,300
Mechanical	\$10,100	\$17,900	\$19,400	\$10,900
Elevators/Escalators	\$11,800	\$11,800	\$11,800	\$11,800
<b>Total</b>	<b>\$82,900</b>	<b>\$43,500</b>	<b>\$62,100</b>	<b>\$38,600</b>
Priority A	\$31,200	\$1,800		\$9,400
Priority B	\$51,700	\$33,800	\$62,100	\$27,100
Priority C		\$8,000		\$2,100
<b>Total</b>	<b>\$82,900</b>	<b>\$43,500</b>	<b>\$62,100</b>	<b>\$38,600</b>



Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Maintenance \$ are aggregated over a ten-year period.

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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Exterior</b>								
<b>Exterior Walls</b>								
Masonry: Brick	95%	Now	\$380,300	LIFE	**	5	\$114,000	A
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : EAST AND WEST STAIRS AND CHIMNEY</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : CHIMNEY</i>								
<i>Spalling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : South Facade</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : EAST AND WEST STAIRS</i>								
Masonry: Limestone	2%	Now	\$7,500	LIFE	**	3-5	\$8,600	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : BANDS ALONG 6TH FLOOR ON NORTH SIDE</i>								
Stucco Cement	3%	Now	\$5,600	2021	**	3-5	\$10,000	A
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : MECHANICAL PENTHOUSE</i>								
<b>Windows</b>								
Aluminum	10%			2021	**	5	\$1,500	A
Aluminum	60%	Now	\$293,300	2038	**	5	\$4,600	A
<i>Air Infiltration, Extent : Light, Area Affected : 25%</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>								
<i>Thin Profile/Gauge, Extent : Moderate, Area Affected : 50%</i>								
<i>Weather Strip Missing, Extent : Moderate, Area Affected : 100%</i>								
Steel	30%	Now	\$178,000	2028	**	5	\$4,600	A
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>								
<b>Parapets</b>								
Masonry: Brick	75%	Now	\$18,000	LIFE	**	3	\$12,500	A
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : South Facade</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : INTERIOR FACE</i>								
Metal: Cage/Fence	25%			2018	**	3	\$1,500	A
<b>Roof</b>								
Modified Bitumen	95%	0-2	\$139,600	2023	**			A
<i>Blisters, Extent : Moderate, Area Affected : 15%</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 25%</i>								
<i>Seams Open/Split, Extent : Moderate, Area Affected : 25%</i>								
Skylight, Plastic	5%			2033	**	3	\$1,600	A
<b>Interior</b>								

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
Maintenance \$ are aggregated over a ten-year period.

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

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

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Floors</b>								
Cast in Place Concrete	10%			LIFE	**	5	\$3,000	C
Ceramic Tile	5%			2041	**	5	\$4,000	C
Quarry Tile	5%			2026	**	5	\$3,400	C
Vinyl Tile	50%			2041	**	5	\$8,500	C
Vinyl Tile	25%			2028	**	5	\$4,200	C
Under Construction	5%							D
<b>Interior Walls</b>								
Ceramic Tile	5%			LIFE	**	5	\$1,100	C
Gypsum Board	15%			LIFE	**	5	\$900	C
Plaster	75%			LIFE	**	5	\$11,300	C
Under Construction	5%							D
<b>Ceilings</b>								
AcousTileSusp.Lay-In	10%			2022	**	5	\$1,900	B
AcousTileSusp.Lay-In	5%			2016	**	5	\$1,000	B
Plaster	80%			LIFE	**	5	\$10,500	B
Under Construction	5%							D

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	100%			2013	\$1,400	5	\$5,000	B
<b>Switchgear</b>								
Fused Disc Sw	100%			2013	\$25,600	3-5	\$3,100	B
<b>Raceway</b>								
Conduit	90%			2013	\$5,000			B
Conduit	10%			2039	**			B
<b>Panelboards</b>								
Fused Disc Sw	10%			2012	\$1,900	3	\$300	B
Molded Case Bkrs	80%			2012	\$15,500	3	\$2,300	B
Molded Case Bkrs	10%			2035	**	3	\$400	B
<b>Wiring</b>								
Thermoplastic	90%			2023	**			B
Thermoplastic	10%			2039	**			B

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
Maintenance \$ are aggregated over a ten-year period.

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

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Under 600 Volts								
Motor Controllers								
Locally Mounted	85%			2011	\$47,500	5	\$2,100	B
Locally Mounted	15%			2026	**	5	\$400	B
Ground								
Grounding Devices								
Not Accessible	100%							D
Stand-by Power								
Transfer Switches								
Automatic	100%			2011	\$9,300	3-5	\$2,500	B
Generators								
Diesel	100%			2009	\$62,900	5	\$400	B
Batteries								
Lead/Acid	100%			2006	\$500			B
Lighting								
General Lighting								
Exit	3%			2008	\$700	2	\$400	B
Exit	2%			2021	**	2	\$300	B
<i>Recent Installation, Extent : Moderate, Area Affected : 100%</i>								
Fluorescent	60%			2013	\$69,900	2	\$92,800	B
Fluorescent	30%			2021	**	2	\$46,400	B
<i>Recent Installation, Extent : Moderate, Area Affected : 100%</i>								
Incandescent	5%			2013	\$5,800	2	\$7,700	B

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Heating								
Energy Source								
Electricity	10%	Now		2029	**	3	\$100	B
<i>Not in Service, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Roof</i>								
Fuel Oil	90%			2013	\$121,700	4	\$2,600	B
Conversion Equipment								
Furnace	10%	Now	\$300	2018	**	3	\$100	B
<i>Not in Service, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Roof</i>								
Steam Boiler	90%			2018	**	3	\$18,700	B
Distribution								
Steam Piping/Pump	100%			2023	**	3	\$10,500	B

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
Maintenance \$ are aggregated over a ten-year period.

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

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

System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Heating</b>								
Terminal Devices Convactor/Radiator	100%			2018	**	2	\$38,300	B
<b>Air Conditioning</b>								
Energy Source Electricity	100%			2029	**	5	\$500	B
Conversion Equipment Ext Pkg Unit - Cool	25%	Now	\$6,300	2022	**			B
	<i>Not in Service, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Roof</i>							
Ext Pkg Unit - Cool	20%			2016	**			B
No Component	55%							D
<b>Ventilation</b>								
Distribution Ductwork/Diffusers	100%			LIFE	**	2	\$48,700	B
Exhaust Fans Interior	100%			2013	\$60,700	3-10	\$24,500	B
<b>Plumbing</b>								
H/C Water Piping Single Type	100%			2018	**	3-5	\$12,100	B
HW Heat Exchanger Single Type	100%			2016	**			B
Sanitary Piping Single Type	100%			2023	**			B
Storm Drain Piping Single Type	100%			2023	**			B
Sump Pump(s) Single Type	100%			2011	\$8,800	4	\$1,300	B
Non-Water Piping Single Type	100%			2033	**	3	\$900	B

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
Maintenance \$ are aggregated over a ten-year period.

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

Print Date : 30-Sep-2003

**DEPT. OF HOMELESS SERVICES - FY 2004**

**Asset Name** : METROPOLITAN FAMILY SHELTER A.K.A. CATHERINE ST SHELTER  
**Address** : 78 CATHERINE STREET  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : DHS0027.000 / 1954 **Yr Built/Renovated** : 1900 / 1998  
**Area Sq Ft** : 139,997 **Project Type** : HOMELESS SERVICES  
**Date of Survey** : 29-Apr-2003 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3

<b>CAPITAL BUDGET</b>	<b>FY 2005 - 2008</b>	<b>FY 2009 - 2014</b>
Exterior Architecture	\$542,000	\$437,100
Interior Architecture	\$79,600	
<b>Total</b>	<b>\$621,600</b>	<b>\$437,100</b>
Priority A	\$542,000	\$437,100
Priority C	\$79,600	
<b>Total</b>	<b>\$621,600</b>	<b>\$437,100</b>

<b>EXPENSE BUDGET</b>	<b>FY 2005</b>	<b>FY 2006</b>	<b>FY 2007</b>	<b>FY 2008</b>
Exterior Architecture	\$33,400		\$29,300	\$39,400
Interior Architecture	\$88,300		\$2,800	
Electrical	\$13,900	\$62,300	\$1,900	\$56,700
Mechanical	\$51,000	\$10,100	\$17,400	\$20,500
<b>Total</b>	<b>\$186,500</b>	<b>\$72,400</b>	<b>\$51,300</b>	<b>\$116,700</b>
Priority A	\$33,400		\$29,300	\$39,400
Priority B	\$104,400	\$72,400	\$22,000	\$77,200
Priority C	\$48,800			
<b>Total</b>	<b>\$186,500</b>	<b>\$72,400</b>	<b>\$51,300</b>	<b>\$116,700</b>



Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Maintenance \$ are aggregated over a ten-year period.

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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	13%	Now	\$107,400	LIFE	**	3-5	\$85,000	A
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Lower Roof</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : THROUGHOUT</i>								
Masonry: Brick	50%			LIFE	**	5	\$205,500	A
<i>Repairs in Progress, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North, And West Facades</i>								
Masonry: Brick	25%	Now	\$171,400	LIFE	**	5	\$51,400	A
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Courtyard</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Courtyard, East Facade</i>								
<i>Rusting Masonry Supt, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Courtyard</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : East Facade</i>								
Masonry: Granite	2%			LIFE	**	3-5	\$20,100	A
Masonry: Limestone	3%	Now	\$38,400	LIFE	**	3-5	\$22,000	A
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North Facade</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : North Facade</i>								
Metal Panel	7%			2034	**	5	\$6,500	A
Windows								
Aluminum	95%			2022	**	5	\$58,500	A
Metal Clad	5%	Now	\$122,000	2039	**	5	\$1,500	A
<i>Air Infiltration, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Bent/Warped Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Boiler Room</i>								
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Boiler Room</i>								
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	**	3	\$4,100	A
Masonry: Brick	90%			LIFE	**	3	\$27,900	A
<i>Repairs in Progress, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
Maintenance \$ are aggregated over a ten-year period.

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

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

<b>Architecture</b>	<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Exterior</b>								
<b>Roof</b>								
Built-Up (BUR)	40%			2014	\$121,000			A
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Fourth Floor Corridor</i>								
Copper/Terne	5%	Now	\$3,200	2029	**	5	\$1,000	A
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Sloped Roof At South Side</i>								
Modified Bitumen	40%			2014	\$161,900			A
<i>Debris Present, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Lower Roof</i>								
Slate	15%	Now	\$16,200	LIFE	**	5	\$3,000	A
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Roof Over North Side</i>								
<hr/>								
<b>Interior</b>								
<b>Floors</b>								
Cast in Place Concrete	10%	Now	\$21,200	LIFE	**	5	\$5,800	C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								
Ceramic Tile	10%			2029	**	5	\$15,600	C
Terrazzo	5%			LIFE	**	8	\$12,800	C
Vinyl Tile	30%	Now	\$79,600	2029	**	5	\$4,900	C
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Rooms 341, 344, 345 And Third Floor Corridor</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Rooms 341, 344, 345, And Third Floor Corridor</i>								
Wood	20%			2029	**	5	\$46,300	C
Under Construction	25%							D
<hr/>								
<b>Interior Walls</b>								
Ceramic Tile	10%			LIFE	**	5	\$6,900	C
Gypsum Board	55%			LIFE	**	5	\$10,900	C
Masonry: Brick	5%			LIFE	**	5	\$6,000	C
Marble Panels	5%			LIFE	**	5	\$6,200	C
Plaster	25%			LIFE	**	5	\$12,400	C

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
Maintenance \$ are aggregated over a ten-year period.

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

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

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Ceilings</b>								
AcousTile,Adhered	10%			2017	**	5	\$3,700	B
AcousTileSusp.Lay-In	5%			2017	**	5	\$1,800	B
Exposed Concrete	5%	Now	\$26,800	LIFE	**			B
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Ash Hoist</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Ash Hoist</i>								
Gypsum Board	30%			LIFE	**	5	\$10,100	B
Plaster	30%			LIFE	**	5	\$15,200	B
Under Construction	20%							D

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	100%			2040	**	5	\$10,100	B
<b>Switchgear</b>								
Fused Disc Sw	80%			2040	**	3-5	\$5,000	B
Fused Knife Sw	20%	2-4	\$7,700	2044	**	3-5	\$900	B
<i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i>								
<b>Raceway</b>								
Conduit	80%			2024	**			B
Conduit	20%			2040	**			B
<b>Panelboards</b>								
Fused Disc Sw	5%			2022	**	3	\$300	B
Molded Case Bkrs	90%			2036	**	3	\$5,200	B
Molded Case Bkrs	5%			2022	**	3	\$300	B
<b>Wiring</b>								
Thermoplastic	100%			2040	**			B
<b>Motor Controllers</b>								
Locally Mounted	90%			2031	**	5	\$4,600	B
Locally Mounted	10%			2019	**	5	\$500	B
<b>Ground</b>								
<b>Grounding Devices</b>								
Metal Water Pipe	100%			2031	**			B
<b>Stand-by Power</b>								
<b>Transfer Switches</b>								
Automatic	100%			2031	**	3-5	\$4,700	B

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
Maintenance \$ are aggregated over a ten-year period.

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

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Stand-by Power								
Generators								
Diesel	100%			2027	**	5	\$900	B
Batteries								
Lead/Acid	100%			2009	\$500			B
Lighting								
General Lighting								
Emergency	3%			2014	\$4,500	2	\$800	B
Exit	3%			2022	**	2	\$800	B
Fluorescent	92%			2022	**	2	\$275,100	B
HID	2%			2022	**	2	\$6,000	B

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Heating								
Energy Source								
Natural Gas	100%			2034	**	3	\$1,800	B
Conversion Equipment								
Steam Boiler	100%	Now	\$25,800	2019	**	3	\$40,200	B
<i>Corroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Boiler Room</i>								
Distribution								
Steam Piping/Pump	100%			2024	**	3	\$15,200	B
Terminal Devices								
Convactor/Radiator	95%			2019	**	2	\$70,300	B
Unit	5%			2014	\$34,200	4	\$700	B
Heater-Stm/HW/Elec								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2024	**	3-5	\$20,100	B
Hot Water Heater								
Gas Fired	100%			2009	\$24,700	3-5	\$32,500	B
Sanitary Piping								
Cast Iron	100%			2024	**			B
Storm Drain Piping								
Cast Iron	100%			2024	**			B
Sump Pump(s)								
Rigid Piping	50%			2014	\$4,400	4	\$1,000	B
Submersible	50%			2007	\$2,700	4	\$1,000	B

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
Maintenance \$ are aggregated over a ten-year period.

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

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Plumbing								
Non-Water Piping								
Natural Gas	100%			2024	**	3	\$1,800	B

*Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
Maintenance \$ are aggregated over a ten-year period.*

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

Print Date : 30-Sep-2003

**DEPT. OF HOMELESS SERVICES - FY 2004**

**Asset Name** : MIRACLE MAKERS - SRO  
**Address** : 1381 EAST NEW YORK AVE.  
**Borough** : BROOKLYN  
**Program / Asset #** : DHS0058.000 / 51  
**Area Sq Ft** : 61,000  
**Date of Survey** : 02-Apr-2001  
**Areas Surveyed** : Basement, Roof, Floors 1,2,4  
**Agency's Number** : N/A  
**Yr Built/Renovated** : 1990 /  
**Project Type** : HOMELESS SERVICES  
**Landmark Status** : NONE

<b>CAPITAL BUDGET</b>	<b>FY 2005 - 2008</b>	<b>FY 2009 - 2014</b>
Exterior Architecture	\$267,800	\$98,900
Electrical		\$91,700
<b>Total</b>	<b>\$267,800</b>	<b>\$190,500</b>
Priority A	\$267,800	\$98,900
Priority B		\$91,700
<b>Total</b>	<b>\$267,800</b>	<b>\$190,500</b>

<b>EXPENSE BUDGET</b>	<b>FY 2005</b>	<b>FY 2006</b>	<b>FY 2007</b>	<b>FY 2008</b>
Exterior Architecture			\$6,400	\$9,300
Interior Architecture	\$7,700			
Electrical	\$1,600	\$25,300	\$6,300	\$26,300
Mechanical	\$17,500		\$27,300	\$4,000
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
<b>Total</b>	<b>\$34,600</b>	<b>\$33,200</b>	<b>\$47,800</b>	<b>\$47,500</b>
Priority A			\$6,400	\$9,300
Priority B	\$27,000	\$33,200	\$41,400	\$38,200
Priority C	\$7,700			
<b>Total</b>	<b>\$34,600</b>	<b>\$33,200</b>	<b>\$47,800</b>	<b>\$47,500</b>



Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
Maintenance \$ are aggregated over a ten-year period.

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

**DEPT. OF HOMELESS SERVICES - 071**  
**MIRACLE MAKERS - SRO**  
**Asset # : 51**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Exterior</b>								
Exterior Walls								
Masonry: Brick	85%			LIFE	**	5	\$98,900	A
Window Wall	15%			2025	**	6	\$12,700	A
Windows								
Aluminum	100%			2028	**	5	\$5,800	A
Parapets								
Concr Masonry Unit	50%			LIFE	**	3	\$8,700	A
Masonry: Brick	50%			LIFE	**	3	\$10,500	A
Roof								
Modified Bitumen	100%	Now	\$267,800	2022	**			A
<i>Miss/Damgd Flashings, Extent : Moderate, Area Affected : 20%</i>								
<i>Seams Open/Split, Extent : Moderate, Area Affected : 15%</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : CORRIDOR BY ROOM 402</i>								
<b>Interior</b>								
Floors								
Cast in Place Concrete	15%			LIFE	**	5	\$3,900	C
Ceramic Tile	5%			2040	**	5	\$3,500	C
Vinyl Tile	80%			2040	**	5	\$11,800	C
Interior Walls								
Concr Masonry Unit	70%			LIFE	**	5	\$7,900	C
Glass: Single Pane	10%			LIFE	**	5	\$5,100	C
Gypsum Board	20%			LIFE	**	5	\$1,200	C
Ceilings								
Exposed Concrete	85%			LIFE	**			B
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : CORRIDOR NEAR ROOM 402</i>								
Gypsum Board	15%			LIFE	**	5	\$1,100	B

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
Service Equipment								
Fused Disc Sw	100%			2022	**	5	\$4,400	B
Switchgear								
Fused Disc Sw	100%			2022	**	3-5	\$2,700	B
Raceway								
Conduit	100%			2022	**			B

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
Maintenance \$ are aggregated over a ten-year period.

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

**DEPT. OF HOMELESS SERVICES - 071**  
**MIRACLE MAKERS - SRO**  
**Asset # : 51**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Panelboards</b>								
Molded Case Bkrs	100%			2020	**	3	\$3,400	B
<b>Wiring</b>								
Thermoplastic	100%			2022	**			B
<b>Motor Controllers</b>								
Locally Mounted	100%			2017	**	5	\$2,200	B
<b>Ground</b>								
<b>Grounding Devices</b>								
Metal Water Pipe	100%			2017	**			B
<b>Stand-by Power</b>								
<b>Transfer Switches</b>								
Automatic	100%			2017	**	3-5	\$2,200	B
<b>Generators</b>								
Diesel	100%			2015	**	5	\$400	B
<b>Batteries</b>								
Lead/Acid	100%			2007	\$500			B
<b>Lighting</b>								
<b>General Lighting</b>								
Emergency	5%			2012	\$3,400	2	\$600	B
Fluorescent	90%			2012	\$91,700	2	\$121,700	B
HID	3%			2012	\$500	2	\$4,100	B
HID	2%	Now	\$300	2022	**	2	\$2,200	B
<i>Not in Service, Extent : Moderate, Area Affected : 100%</i>								

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
<b>Energy Source</b>								
Natural Gas	100%			2032	**	3	\$1,100	B
<b>Conversion Equipment</b>								
Furnace	10%			2017	**	3	\$100	B
Hot Water Boiler	90%			2025	**	3	\$14,100	B
<b>Distribution</b>								
Hot Wtr Piping/Pump	100%			2028	**	3-4	\$8,200	B
<b>Terminal Devices</b>								
Convactor/Radiator	100%			2025	**	2	\$33,500	B
<b>Ventilation</b>								

*Note : All \$ estimates are in current dollars and are not escalated for potential future inflation. Maintenance \$ are aggregated over a ten-year period.*

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

**DEPT. OF HOMELESS SERVICES - 071**  
**MIRACLE MAKERS - SRO**  
**Asset # : 51**

System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2	\$42,600	B
Exhaust Fans								
Roof	100%	Now	\$7,600	2017	* *	2-6	\$14,400	B
<i>Unit Inoperable, Extent : Moderate, Area Affected : 20%</i>								
Plumbing								
H/C Water Piping								
Single Type	100%			2025	* *	3-5	\$10,600	B
Sanitary Piping								
Single Type	100%			2032	* *			B
Storm Drain Piping								
Single Type	100%			2032	* *			B
Sump Pump(s)								
Single Type	100%			2013	\$8,800	4	\$2,000	B
Non-Water Piping								
Single Type	100%			2032	* *	3	\$1,100	B

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
Maintenance \$ are aggregated over a ten-year period.

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

Print Date : 30-Sep-2003

**DEPT. OF HOMELESS SERVICES - FY 2004**

**Asset Name** : MOUNT EDEN SRO  
**Address** : 50 WEST MOUNT EDEN AVE.  
**Borough** : BRONX  
**Program / Asset #** : DHS0054.000 / 50  
**Area Sq Ft** : 65,000  
**Date of Survey** : 04-Apr-2001  
**Areas Surveyed** : Basement, Roof, Floors 1,3,5  
**Agency's Number** : N/A  
**Yr Built/Renovated** : 1991 /  
**Project Type** : HOMELESS SERVICES  
**Landmark Status** : NONE

<b>CAPITAL BUDGET</b>		<b>FY 2005 - 2008</b>	<b>FY 2009 - 2014</b>
Exterior Architecture			\$116,200
Electrical			\$97,700
<b>Total</b>			<b>\$213,900</b>
Priority A			\$116,200
Priority B			\$97,700
<b>Total</b>			<b>\$213,900</b>

<b>EXPENSE BUDGET</b>	<b>FY 2005</b>	<b>FY 2006</b>	<b>FY 2007</b>	<b>FY 2008</b>
Exterior Architecture	\$27,000		\$4,700	\$9,500
Interior Architecture	\$8,600			
Electrical	\$4,500	\$26,300	\$5,600	\$26,600
Mechanical	\$28,700		\$27,500	\$900
Elevators/Escalators	\$9,900	\$9,900	\$9,900	\$9,900
<b>Total</b>	<b>\$78,600</b>	<b>\$36,100</b>	<b>\$47,600</b>	<b>\$46,800</b>
Priority A	\$27,000		\$4,700	\$9,500
Priority B	\$43,000	\$36,100	\$42,900	\$37,300
Priority C	\$8,600			
<b>Total</b>	<b>\$78,600</b>	<b>\$36,100</b>	<b>\$47,600</b>	<b>\$46,800</b>



Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Maintenance \$ are aggregated over a ten-year period.

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

**DEPT. OF HOMELESS SERVICES - 071**  
**MOUNT EDEN SRO**  
**Asset # : 50**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Exterior</b>								
Exterior Walls								
Masonry: Brick	90%			LIFE	**	5	\$116,200	A
Window Wall	10%			2025	**	6	\$9,400	A
Windows								
Aluminum	100%			2028	**	5	\$6,500	A
Parapets								
Masonry: Brick	100%	Now	\$27,000	LIFE	**	3	\$18,700	A
<i>Miss/Damgd Copings, Extent : Moderate, Area Affected : 20%</i>								
Roof								
Modified Bitumen	100%			2017	**			A
<b>Interior</b>								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$2,800	C
Ceramic Tile	5%			2040	**	5	\$3,800	C
Vinyl Tile	85%			2040	**	5	\$13,400	C
Interior Walls								
Concr Masonry Unit	30%			LIFE	**	5	\$3,600	C
Glass: Single Pane	10%			LIFE	**	5	\$5,400	C
Masonry: Brick	60%			LIFE	**	5	\$23,100	C
Ceilings								
Exposed Concrete	65%			LIFE	**			B
Gypsum Board	35%			LIFE	**	5	\$2,800	B

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
Service Equipment								
Fused Disc Sw	100%			2032	**	5	\$4,700	B
Switchgear								
Fused Disc Sw	100%			2032	**	3-5	\$3,400	B
Raceway								
Conduit	100%			2032	**			B
Panelboards								
Molded Case Bkrs	100%			2028	**	3	\$2,700	B
Wiring								
Thermoplastic	100%			2032	**			B

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
Maintenance \$ are aggregated over a ten-year period.

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

**DEPT. OF HOMELESS SERVICES - 071**  
**MOUNT EDEN SRO**  
**Asset # : 50**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Under 600 Volts								
Motor Controllers								
Locally Mounted	100%			2025	**	5	\$2,400	B
Ground								
Grounding Devices								
Metal Water Pipe	100%			2025	**			B
Stand-by Power								
Transfer Switches								
Automatic	100%			2025	**	3-5	\$2,200	B
Generators								
Diesel	100%			2021	**	5	\$400	B
Batteries								
Lead/Acid	100%			2005	\$500			B
Lighting								
General Lighting								
Exit	5%			2012	\$1,100	2	\$600	B
Fluorescent	90%			2012	\$97,700	2	\$129,700	B
HID	5%			2017	**	2	\$7,200	B

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Heating								
Energy Source								
Natural Gas	100%			2032	**	3	\$1,200	B
Conversion Equipment								
Furnace	30%	Now	\$1,900	2017	**	3	\$400	B
			<i>Damaged, Extent : Light, Area Affected : 10%</i>					
Hot Water Boiler	70%			2025	**	3	\$11,700	B
Distribution								
Hot Wtr Piping/Pump	100%	Now	\$12,800	2020	**	3-4	\$8,700	B
			<i>Leak Evident, Extent : Light, Area Affected : 5%</i>					
Terminal Devices								
Convactor/Radiator	100%			2017	**	2	\$35,700	B
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$45,400	B
Exhaust Fans								
Roof	100%	Now	\$4,100	2017	**	2-6	\$15,300	B
			<i>Unit Inoperable, Extent : Moderate, Area Affected : 10%</i>					
Plumbing								

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
Maintenance \$ are aggregated over a ten-year period.

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

**DEPT. OF HOMELESS SERVICES - 071**  
**MOUNT EDEN SRO**  
**Asset # : 50**

System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
H/C Water Piping Single Type	100%			2025	**	3-5	\$11,200	B
HW Heat Exchanger Single Type	100%			2021	**			B
Sanitary Piping Single Type	100%			2032	**			B
Storm Drain Piping Single Type	100%			2032	**			B
Sump Pump(s) Single Type	100%	Now	\$400	2010	\$8,800	4	\$1,300	B
<i>Damaged, Extent : Light, Area Affected : 5%</i>								

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
Maintenance \$ are aggregated over a ten-year period.

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

Print Date : 30-Sep-2003

**DEPT. OF HOMELESS SERVICES - FY 2004**

**Asset Name** : NELSON AVE FAMILY RESIDENCE  
**Address** : 1605 NELSON AVENUE  
**Borough** : BRONX **Agency's Number** : N/A  
**Program / Asset #** : DHS0062.000 / 3011 **Yr Built/Renovated** : 1928 / 1992  
**Area Sq Ft** : 103,796 **Project Type** : HOMELESS SERVICES  
**Date of Survey** : 04-Apr-2001 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,4,6

<b>CAPITAL BUDGET</b>	<b>FY 2005 - 2008</b>	<b>FY 2009 - 2014</b>
Exterior Architecture	\$457,300	\$292,700
Interior Architecture	\$45,300	\$45,300
Electrical		\$158,800
Mechanical	\$138,900	\$53,500
<b>Total</b>	<b>\$641,500</b>	<b>\$550,200</b>
Priority A	\$457,300	\$292,700
Priority B	\$138,900	\$212,200
Priority C	\$45,300	\$45,300
<b>Total</b>	<b>\$641,500</b>	<b>\$550,200</b>

<b>EXPENSE BUDGET</b>	<b>FY 2005</b>	<b>FY 2006</b>	<b>FY 2007</b>	<b>FY 2008</b>
Exterior Architecture	\$23,000	\$1,000		\$44,100
Interior Architecture	\$16,500		\$2,600	\$2,600
Electrical	\$2,700	\$44,700	\$6,300	\$45,500
Mechanical	\$26,900		\$48,600	\$15,800
<b>Total</b>	<b>\$69,000</b>	<b>\$45,700</b>	<b>\$57,500</b>	<b>\$108,100</b>
Priority A	\$23,000	\$1,000		\$44,100
Priority B	\$29,600	\$44,700	\$54,900	\$61,300
Priority C	\$16,500		\$2,600	\$2,600
<b>Total</b>	<b>\$69,000</b>	<b>\$45,700</b>	<b>\$57,500</b>	<b>\$108,100</b>



Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Maintenance \$ are aggregated over a ten-year period.

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

**DEPT. OF HOMELESS SERVICES - 071**  
**NELSON AVE FAMILY RESIDENCE**  
**Asset # : 3011**

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Exterior</b>								
Exterior Walls								
Masonry: Brick	95%	Now	\$357,500	LIFE	**	5	\$214,300	A
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : West Facade</i>								
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : West Facade</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : West Facade</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : West Facade</i>								
<i>Explanation : WALL IS COVERED WITH STUCCO CEMENT</i>								
Masonry: Granite	5%			LIFE	**	3-5	\$38,700	A
<b>Windows</b>								
Aluminum	95%			2028	**	5	\$37,600	A
Metal Clad	5%			2011	\$78,400	5	\$2,000	A
<b>Parapets</b>								
Masonry: Brick	100%	Now	\$53,000	LIFE	**	3	\$36,700	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : AT COPING</i>								
<b>Roof</b>								
Modified Bitumen	95%	Now	\$46,800	2017	**			A
<i>Seams Open/Split, Extent : Moderate, Area Affected : 15%</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
Skylight, Metal/Glass	5%	Now	\$23,000	2032	**	3	\$6,000	A
<i>Miss/Damgd Flashings, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : OVER STAIR</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : AT STAIR</i>								
<b>Interior</b>								
Floors								
Carpet	5%			2011	\$32,200	3	\$10,500	C
Ceramic Tile	10%			2040	**	5	\$12,200	C
Quarry Tile	15%			2025	**	5	\$15,600	C
Vinyl Tile	20%			2027	**	5	\$5,100	C
Wood	50%			2027	**	5	\$90,600	C
<b>Interior Walls</b>								
Ceramic Tile	10%			LIFE	**	5	\$7,000	C
Gypsum Board	70%			LIFE	**	5	\$13,900	C
Plaster	20%			LIFE	**	5	\$9,900	C
<b>Ceilings</b>								
Gypsum Board	85%			LIFE	**	5	\$11,200	B
Plaster	15%			LIFE	**	5	\$3,000	B

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
Maintenance \$ are aggregated over a ten-year period.

\*\* 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**

System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2028	**	5	\$800	B
<b>Conversion Equipment</b>								
Int Pkg Unit - Cool	5%			2013	\$53,500			B
No Component	95%							D
<b>Heat Rejection</b>								
Remote Air Cond	100%			2017	**			B
<b>Ventilation</b>								
<b>Distribution</b>								
Ductwork/Diffusers	100%			LIFE	**	2	\$73,700	B
<b>Exhaust Fans</b>								
Roof	100%			2017	**	2-10	\$44,500	B
<b>Plumbing</b>								
<b>H/C Water Piping</b>								
Single Type	100%			2025	**	3-5	\$18,300	B
<b>Sanitary Piping</b>								
Single Type	100%			2032	**			B
<b>Storm Drain Piping</b>								
Single Type	100%			2032	**			B
<b>Sump Pump(s)</b>								
Single Type	100%	Now	\$1,800	2013	\$8,800	4	\$1,300	B
		<i>Damaged, Extent : Moderate, Area Affected : 50%</i>						
		<i>Location : Basement</i>						
<b>Non-Water Piping</b>								
Single Type	100%			2032	**	3	\$1,900	B

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
Maintenance \$ are aggregated over a ten-year period.

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

Print Date : 30-Sep-2003

**DEPT. OF HOMELESS SERVICES - FY 2004**

**Asset Name** : NEW PROVIDENCE  
**Address** : 215-225 EAST 45TH STREET  
**Borough** : MANHATTAN  
**Program / Asset #** : DHS0070.000 / 4442  
**Area Sq Ft** : 42,000  
**Date of Survey** : 14-May-2003  
**Areas Surveyed** : Basement, Roof, Floors 1,3,5,6  
**Agency's Number** : WYYY  
**Yr Built/Renovated** : 1948 / 1998  
**Project Type** : HOMELESS SERVICES  
**Landmark Status** : NONE

<b>CAPITAL BUDGET</b>	<b>FY 2005 - 2008</b>	<b>FY 2009 - 2014</b>
Exterior Architecture	\$188,300	\$77,200
Interior Architecture		\$64,000
<b>Total</b>	<b>\$188,300</b>	<b>\$141,300</b>
Priority A	\$188,300	\$77,200
Priority C		\$64,000
<b>Total</b>	<b>\$188,300</b>	<b>\$141,300</b>

<b>EXPENSE BUDGET</b>	<b>FY 2005</b>	<b>FY 2006</b>	<b>FY 2007</b>	<b>FY 2008</b>
Exterior Architecture	\$44,200		\$1,300	\$7,000
Interior Architecture	\$8,600		\$10,200	\$5,700
Electrical	\$17,600	\$600	\$18,700	
Mechanical	\$34,900	\$2,500	\$17,000	\$5,500
Elevators/Escalators	\$11,800	\$11,800	\$11,800	\$11,800
<b>Total</b>	<b>\$117,200</b>	<b>\$14,900</b>	<b>\$59,100</b>	<b>\$30,100</b>
Priority A	\$44,200		\$1,300	\$7,000
Priority B	\$64,300	\$14,900	\$47,600	\$23,100
Priority C	\$8,600		\$10,200	
<b>Total</b>	<b>\$117,200</b>	<b>\$14,900</b>	<b>\$59,100</b>	<b>\$30,100</b>



Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Maintenance \$ are aggregated over a ten-year period.

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

**DEPT. OF HOMELESS SERVICES - 071**  
**NEW PROVIDENCE**  
**Asset # : 4442**

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Exterior</b>								
<b>Exterior Walls</b>								
Cast in Place Concrete	5%	Now	\$6,900	LIFE	**	5	\$1,500	A
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Northwest Corner Of Sixth Story Wing</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Column On North Facade</i>								
Masonry: Brick	80%			LIFE	**	5	\$137,300	A
Masonry: Brick	10%	Now	\$14,300	LIFE	**	5	\$8,600	A
<i>Vertical Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Annex At North Facade</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Annex At North Facade</i>								
Masonry: Limestone	5%	0-2	\$13,400	LIFE	**	3-5	\$15,300	A
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : At Main Entrance</i>								
<b>Windows</b>								
Aluminum	95%			2030	**	5	\$4,100	A
Steel	5%			2010		5	\$400	A
<b>Parapets</b>								
Masonry: Brick	80%	Now	\$119,600	LIFE	**	3	\$8,300	A
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : At Corners</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Spalling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Metal Cornice	10%			2022	**	3	\$700	A
Wood Cornice	10%	Now	\$2,100	2024	**	4	\$100	A
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Annex At North Facade</i>								
<b>Roof</b>								
Roll Roofing	65%	Now	\$5,300	2019	**			A
<i>Blisters, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Main Roof</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Main Roof</i>								
Roll Roofing	30%			2019	**			A
Skylight, Metal/Glass	5%			2034	**	3	\$3,200	A

**Interior**

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
Maintenance \$ are aggregated over a ten-year period.

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

**DEPT. OF HOMELESS SERVICES - 071**  
**NEW PROVIDENCE**  
**Asset # : 4442**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Floors</b>								
Carpet	25%			2013	\$64,000	3	\$15,600	C
Cast in Place Concrete	10%			LIFE	**	5	\$3,600	C
Ceramic Tile	5%			2042	**	5	\$2,400	C
Quarry Tile	5%			2027	**	5	\$2,100	C
Vinyl Tile	55%			2042	**	5	\$5,600	C
<b>Interior Walls</b>								
Ceramic Tile	5%			LIFE	**	5	\$1,400	C
Concr Masonry Unit	10%			LIFE	**	5	\$1,600	C
Gypsum Board	55%			LIFE	**	5	\$4,500	C
Plaster	30%			LIFE	**	5	\$6,200	C
<b>Ceilings</b>								
AcousTileSusp.Lay-In	100%			2023	**	5	\$11,500	B

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	100%			2034	**	5	\$3,000	B
<b>Switchgear</b>								
Fused Disc Sw	50%			2034	**	3-5	\$900	B
Molded Case Bkrs	50%			2034	**	3-5	\$900	B
<b>Raceway</b>								
Conduit	80%			2034	**			B
Conduit	20%			2014	\$400			B
<b>Panelboards</b>								
Molded Case Bkrs	100%			2030	**	3	\$1,700	B
<b>Wiring</b>								
Thermoplastic	100%			2034	**			B
<b>Motor Controllers</b>								
Locally Mounted	100%			2027	**	5	\$1,500	B
<b>Ground</b>								
<b>Grounding Devices</b>								
Metal Water Pipe	100%			2012	\$6,400			B
<b>Lighting</b>								

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
Maintenance \$ are aggregated over a ten-year period.

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

**DEPT. OF HOMELESS SERVICES - 071**  
**NEW PROVIDENCE**  
**Asset # : 4442**

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

## Lighting

General Lighting								
Emergency	3%			2019	**	2	\$300	B
Exit	3%			2019	**	2	\$200	B
Fluorescent	94%			2019	**	2	\$87,500	B

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

## Heating

Energy Source								
Natural Gas	100%			2034	**	3	\$600	B

## Conversion Equipment

Furnace	20%			2019	**	3	\$200	B
Steam Boiler	80%	Now	\$12,900	2027	**	3	\$10,000	B

*Leak Evident, Extent : Moderate, Area Affected : 10%*

*Location : Return Line And Mud Header*

## Distribution

Steam Piping/Pump	80%			2024	**	3	\$3,800	B
No Component	20%							D

## Terminal Devices

Convactor/Radiator	80%			2027	**	2	\$18,400	B
No Component	20%							D

## Ventilation

## Distribution

Ductwork/Diffusers	100%			LIFE	**	2	\$36,600	B
--------------------	------	--	--	------	----	---	----------	---

## Exhaust Fans

Roof	100%			2019	**	2-10	\$17,700	B
------	------	--	--	------	----	------	----------	---

## Plumbing

## H/C Water Piping

Brass/Copper	10%			2040	**	3-5	\$600	B
Galv Iron/Steel	90%	Now	\$8,900	2027	**	3-5	\$5,300	B

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

*Explanation : Lead Water Main*

## Hot Water Heater

Gas Fired	100%			2012	\$7,700	3-5	\$7,900	B
-----------	------	--	--	------	---------	-----	---------	---

## Sanitary Piping

Cast Iron	100%			2034	**			B
-----------	------	--	--	------	----	--	--	---

## Storm Drain Piping

Cast Iron	90%			2034	**			B
Plastic/PVC	10%			2031	**			B

*Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
Maintenance \$ are aggregated over a ten-year period.*

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

**DEPT. OF HOMELESS SERVICES - 071**  
**NEW PROVIDENCE**  
**Asset # : 4442**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Plumbing								
Sump Pump(s)								
Rigid Piping	100%			2019	**	4	\$1,300	B
<hr/>								
Non-Water Piping								
Natural Gas	100%			2034	**	3	\$600	B
<hr/>								

*Note : All \$ estimates are in current dollars and are not escalated for potential future inflation. Maintenance \$ are aggregated over a ten-year period.*

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

Print Date : 30-Sep-2003

**DEPT. OF HOMELESS SERVICES - FY 2004**

**Asset Name** : PARK SLOPE ARMORY WOMENS' SHELTER  
**Address** : 1402 8TH AVENUE  
**Borough** : BROOKLYN **Agency's Number** : MB051  
**Program / Asset #** : DHS0081.000 / 4453 **Yr Built/Renovated** : 1894 / 2001  
**Area Sq Ft** : 201,300 **Project Type** : HOMELESS SERVICES  
**Date of Survey** : 10-Sep-2001 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3

<b>CAPITAL BUDGET</b>	<b>FY 2005 - 2008</b>	<b>FY 2009 - 2014</b>
Exterior Architecture	\$1,609,900	\$412,200
Interior Architecture	\$476,300	\$79,800
Electrical		\$205,000
Mechanical	\$251,000	\$135,400
<b>Total</b>	<b>\$2,337,200</b>	<b>\$832,400</b>
Priority A	\$1,609,900	\$412,200
Priority B	\$394,100	\$340,400
Priority C	\$333,100	\$79,800
<b>Total</b>	<b>\$2,337,200</b>	<b>\$832,400</b>

<b>EXPENSE BUDGET</b>	<b>FY 2005</b>	<b>FY 2006</b>	<b>FY 2007</b>	<b>FY 2008</b>
Exterior Architecture	\$15,400			\$174,300
Interior Architecture			\$7,100	\$17,700
Electrical	\$135,000	\$3,200	\$84,500	\$2,600
Mechanical	\$11,500	\$53,000	\$51,500	\$57,500
<b>Total</b>	<b>\$161,900</b>	<b>\$56,200</b>	<b>\$143,000</b>	<b>\$252,000</b>
Priority A	\$15,400			\$174,300
Priority B	\$146,500	\$56,200	\$143,000	\$71,700
Priority C				\$6,000
<b>Total</b>	<b>\$161,900</b>	<b>\$56,200</b>	<b>\$143,000</b>	<b>\$252,000</b>



Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
Maintenance \$ are aggregated over a ten-year period.

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

**DEPT. OF HOMELESS SERVICES - 071**  
**PARK SLOPE ARMORY WOMENS' SHELTER**  
**Asset # : 4453**

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Exterior</b>								
<b>Exterior Walls</b>								
Masonry: Brick	90%			LIFE	**	5	\$412,200	A
<i>Repairs in Progress, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Scaffolding and Netting Covering Entire Facade</i>								
Masonry: Sandstone	10%			LIFE	**	3-5	\$189,900	A
<i>Repairs in Progress, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Scaffolding and Netting Covering Entire Facade</i>								
<b>Windows</b>								
Steel	15%	0-2	\$134,300	2028	**	5	\$3,500	A
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Drill Shed End</i>								
<i>Thermally Inefficient, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Drill Shed End</i>								
Wood	85%	0-2	\$408,300	2038	**	5	\$13,900	A
<i>Air Infiltration, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Dry Rot/Decay, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Exterior Sills and Frames</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Caulking Deteriorated, Extent : Severe, Area Affected : 75%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Loose Fit</i>								
<b>Parapets</b>								
Masonry: Brick	100%			LIFE	**	3	\$272,000	A
<i>Repairs in Progress, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
Maintenance \$ are aggregated over a ten-year period.

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

**DEPT. OF HOMELESS SERVICES - 071**  
**PARK SLOPE ARMORY WOMENS' SHELTER**  
**Asset # : 4453**

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Roof								
Built-Up (BUR)	22%	0-2	\$309,700	2023	**			A
<i>Blisters, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Upper Flat Roofs</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Metal Panel	3%			2018	**	5	\$13,900	A
<i>Corrosion/Rusting, Extent : Light, Area Affected : 20%</i>								
Roll Roofing	65%	Now	\$757,500	2023	**			A
<i>Seams Open/Split, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Drill Shed</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Drill Shed</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Drill Shed</i>								
<i>Other Observation, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Drill Shed</i>								
<i>Explanation : Open Holes and Rotted Wood Decking</i>								
Single Ply Membrane	5%			2021	**			A
<i>Recent Installation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Over Recreation Room</i>								
Skylight, Metal/Glass	5%			2023	**	3	\$61,500	A
Interior								
Floors								
Cast in Place Concrete	50%			LIFE	**	5	\$44,300	C
<i>Ponding, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Drill Shed</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : DRILL SHED</i>								
Ceramic Tile	5%			2028	**	5	\$11,900	C
Vinyl Tile	25%	Now	\$152,400	2041	**	5	\$6,300	C
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i>								
<i>Location : 3rd Floor and Balcony over Drill Floor</i>								
<i>Loose Units, Extent : Severe, Area Affected : 20%</i>								
<i>Location : 3rd Floor and Balcony over Drill Floor</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Dorm 212</i>								
Wood	20%	Now	\$180,800	2028	**	5	\$35,400	C
<i>Dry Rot/Decay, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Balcony in Drill Shed</i>								

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
Maintenance \$ are aggregated over a ten-year period.

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

**DEPT. OF HOMELESS SERVICES - 071**  
**PARK SLOPE ARMORY WOMENS' SHELTER**  
**Asset # : 4453**

<b>Architecture</b>		<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>		
<b>Interior</b>									
<b>Interior Walls</b>									
Ceramic Tile	5%			LIFE	**	5	\$2,300	C	
Gypsum Board	35%			LIFE	**	5	\$4,600	C	
Masonry: Brick	15%			LIFE	**	5	\$12,000	C	
Plaster	40%			LIFE	**	5	\$13,200	C	
Wood	5%			LIFE	**	5	\$1,200	C	
<b>Ceilings</b>									
AcousTileSusp.Lay-In	25%			2022	**	5	\$14,100	B	
Embossed Metal	15%			2018	**	5	\$23,500	B	
Exposed Struc: Steel	48%			LIFE	**			B	
				<i>Corrosion/Rusting, Extent : Light, Area Affected : 50%</i>					
				<i>Location : Drill Shed</i>					
				<i>Water Penetration, Extent : Severe, Area Affected : 20%</i>					
				<i>Location : Drill Shed</i>					
Exposed Struc: Wood	12%	Now	\$143,100	LIFE	**			B	
				<i>Water Penetration, Extent : Severe, Area Affected : 20%</i>					
				<i>Location : Drill Shed</i>					
				<i>Other Observation, Extent : Severe, Area Affected : 20%</i>					
				<i>Location : Drill Shed</i>					
				<i>Explanation : Broken, Missing and Rotted Wood Decking</i>					

<b>Electrical</b>		<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>		
<b>Under 600 Volts</b>									
<b>Service Equipment</b>									
Fused Disc Sw	100%	2-4	\$3,100	2043	**	5	\$7,300	B	
				<i>Obsolete Fixtures, Extent : Moderate, Area Affected : 100%</i>					
<b>Switchgear</b>									
Fused Disc Sw	20%			2039	**	3-5	\$1,800	B	
				<i>Recent Installation, Extent : Moderate, Area Affected : 100%</i>					
Molded Case Bkrs	80%			2013	\$81,800	3-5	\$7,100	B	
<b>Raceway</b>									
Conduit	80%			2013	\$21,500			B	
Conduit	20%			2039	**			B	
				<i>Recent Installation, Extent : Moderate, Area Affected : 100%</i>					

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
Maintenance \$ are aggregated over a ten-year period.

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

**DEPT. OF HOMELESS SERVICES - 071**  
**PARK SLOPE ARMORY WOMENS' SHELTER**  
**Asset # : 4453**

System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Panelboards								
Molded Case Bkrs	20%			2035	**	3	\$2,200	B
<i>Recent Installation, Extent : Moderate, Area Affected : 100%</i>								
Molded Case Bkrs	70%			2012	\$54,200	3	\$5,800	B
Molded Case Bkrs	10%	2-4	\$7,700	2038	**	3	\$800	B
<i>Obsolete Fixtures, Extent : Moderate, Area Affected : 100%</i>								
Wiring								
Braided Cloth	80%	2-4	\$6,500	2038	**			B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
Thermoplastic	20%			2039	**			B
<i>Recent Installation, Extent : Moderate, Area Affected : 100%</i>								
Motor Controllers								
Locally Mounted	75%			2030	**	5	\$5,500	B
<i>Recent Installation, Extent : Moderate, Area Affected : 100%</i>								
Locally Mounted	25%			2011	\$2,300	5	\$1,800	B
Ground								
Grounding Devices								
Metal Water Pipe	100%	2-4	\$6,400	2033	**			B
<i>Corroded, Extent : Moderate, Area Affected : 100%</i>								
Lighting								
General Lighting								
Emergency	3%			2021	**	2	\$1,300	B
<i>Recent Installation, Extent : Moderate, Area Affected : 100%</i>								
Emergency	2%			2013	\$4,600	2	\$900	B
Exit	5%			2021	**	2	\$1,900	B
<i>Recent Installation, Extent : Moderate, Area Affected : 100%</i>								
Fluorescent	20%			2013	\$69,000	2	\$91,600	B
Fluorescent	40%			2021	**	2	\$183,100	B
<i>Recent Installation, Extent : Moderate, Area Affected : 100%</i>								
Fluorescent	10%	0-2	\$34,500	2023	**	2	\$36,600	B
<i>Damaged, Extent : Moderate, Area Affected : 100%</i>								
<i>Inadequate Ltg Level, Extent : Moderate, Area Affected : 100%</i>								
HID	8%			2021	**	2	\$36,600	B
<i>Recent Installation, Extent : Moderate, Area Affected : 100%</i>								
HID	2%	Now	\$1,200	2023	**	2	\$7,300	B
<i>Not in Service, Extent : Moderate, Area Affected : 100%</i>								
Incandescent	10%			2013	\$34,500	2	\$45,800	B

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
Maintenance \$ are aggregated over a ten-year period.

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

**DEPT. OF HOMELESS SERVICES - 071**  
**PARK SLOPE ARMORY WOMENS' SHELTER**  
**Asset # : 4453**

Mechanical System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Heating</b>								
Energy Source								
Fuel Oil	10%			2039	**	4	\$600	B
	<i>Recent Installation, Extent : Moderate, Area Affected : 100%</i>							
Natural Gas	90%			2039	**	3	\$2,500	B
	<i>Recent Installation, Extent : Moderate, Area Affected : 100%</i>							
Conversion Equipment								
Steam Boiler	100%			2030	**	3	\$61,500	B
	<i>Recent Installation, Extent : Moderate, Area Affected : 100%</i>							
Distribution								
Steam Piping/Pump	100%	Now	\$157,800	2033	**	3	\$23,300	B
	<i>Leak Evident, Extent : Moderate, Area Affected : 20%</i>							
Terminal Devices								
Convactor/Radiator	100%			2018	**	2	\$113,400	B
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$144,100	B
Exhaust Fans								
Interior	50%			2013	\$3,100	3-10	\$36,200	B
Roof	50%			2018	**	2-10	\$43,500	B
<b>Plumbing</b>								
H/C Water Piping								
Single Type	100%	0-2	\$51,000	2026	**	3-5	\$29,200	B
	<i>Corroded, Extent : Moderate, Area Affected : 20%</i>							
Hot Water Heater								
Single Type	100%			2017	**	3-5	\$49,700	B
	<i>Recent Installation, Extent : Moderate, Area Affected : 100%</i>							
Sanitary Piping								
Single Type	100%	0-2	\$42,200	2033	**			B
	<i>Corroded, Extent : Moderate, Area Affected : 20%</i>							
Storm Drain Piping								
Single Type	100%			2013	\$135,400			B
Sump Pump(s)								
Single Type	100%			2017	**	4	\$2,000	B
	<i>Recent Installation, Extent : Moderate, Area Affected : 100%</i>							

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
Maintenance \$ are aggregated over a ten-year period.

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

Print Date : 30-Sep-2003

**DEPT. OF HOMELESS SERVICES - FY 2004**

**Asset Name** : POWERS FAMILY RESIDENCE  
**Address** : 346 POWERS AVENUE  
**Borough** : BRONX **Agency's Number** : N/A  
**Program / Asset #** : DHS0052.000 / 1948 **Yr Built/Renovated** : 1989 /  
**Area Sq Ft** : 67,418 **Project Type** : HOMELESS SERVICES  
**Date of Survey** : 05-Nov-2001 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3

<b>CAPITAL BUDGET</b>	<b>FY 2005 - 2008</b>	<b>FY 2009 - 2014</b>
Exterior Architecture		\$120,500
Interior Architecture	\$109,200	
Electrical		\$90,100
Mechanical	\$39,000	\$363,500
<b>Total</b>	<b>\$148,300</b>	<b>\$574,000</b>
Priority A		\$120,500
Priority B	\$39,000	\$453,500
Priority C	\$109,200	
<b>Total</b>	<b>\$148,300</b>	<b>\$574,000</b>

<b>EXPENSE BUDGET</b>	<b>FY 2005</b>	<b>FY 2006</b>	<b>FY 2007</b>	<b>FY 2008</b>
Exterior Architecture		\$9,100	\$2,300	
Interior Architecture				
Electrical	\$26,200	\$2,400	\$25,700	\$12,000
Mechanical	\$43,800	\$10,000	\$19,300	\$14,800
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$73,900</b>	<b>\$25,500</b>	<b>\$51,200</b>	<b>\$30,800</b>
Priority A		\$9,100	\$2,300	
Priority B	\$73,900	\$16,400	\$48,900	\$30,800
Priority C				
<b>Total</b>	<b>\$73,900</b>	<b>\$25,500</b>	<b>\$51,200</b>	<b>\$30,800</b>



Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Maintenance \$ are aggregated over a ten-year period.

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

**DEPT. OF HOMELESS SERVICES - 071**  
**POWERS FAMILY RESIDENCE**  
**Asset # : 1948**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Exterior</b>								
Exterior Walls								
Masonry: Brick	100%			LIFE	**	5	\$120,500	A
Windows								
Aluminum	100%			2029	**	5	\$6,000	A
Parapets								
Metal Rail	100%			2022	**	3	\$6,800	A
Roof								
Metal Panel	20%			2026	**	5	\$18,200	A
Roll Roofing	80%			2018	**			A
<i>Recent Repair Evident, Extent : Light, Area Affected : 90%</i>								
<i>Location : Lower Roof, Upper Roof</i>								
<b>Interior</b>								
<b>Floors</b>								
Ceramic Tile	5%	Now	\$46,200	2048	**	5	\$1,900	C
<i>Poor Subfloor Evident, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Toilet(s) /shower stalls.</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Explanation : FLOOR DRAINS SET TOO HIGH</i>								
Vinyl Tile	95%	2-4	\$63,000	2041	**	5	\$7,800	C
<i>Poor Subfloor Evident, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Severe, Area Affected : 60%</i>								
<i>Location : LOWER LEVEL</i>								
<i>Explanation : UNEVEN FLOOR SLAB</i>								
<b>Interior Walls</b>								
Concr Masonry Unit	10%			LIFE	**	5	\$1,200	C
Gypsum Board	90%			LIFE	**	5	\$5,900	C
<b>Ceilings</b>								
Gypsum Board	80%			LIFE	**	5	\$6,700	B
Plaster	20%			LIFE	**	5	\$2,500	B

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
Service Equipment								
Fused Disc Sw	100%			2023	**	5	\$4,900	B
Switchgear								
Fused Disc Sw	100%			2023	**	3-5	\$3,500	B

*Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
Maintenance \$ are aggregated over a ten-year period.*

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

**DEPT. OF HOMELESS SERVICES - 071**  
**POWERS FAMILY RESIDENCE**  
**Asset # : 1948**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
Raceway								
Conduit	100%			2023	**			B
<b>Panelboards</b>								
Molded Case Bkrs	100%			2021	**	3	\$2,800	B
<b>Wiring</b>								
Thermoplastic	100%			2023	**			B
<b>Motor Controllers</b>								
Locally Mounted	100%			2018	**	5	\$2,500	B
<b>Lighting</b>								
<b>General Lighting</b>								
Emergency	5%			2013	\$3,700	2	\$700	B
Exit	5%			2013	\$1,200	2	\$600	B
Fluorescent	80%			2013	\$90,100	2	\$119,600	B
HID	5%			2013	\$1,000	2	\$7,500	B
Incandescent	5%			2008	\$5,600	2	\$7,500	B

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
<b>Energy Source</b>								
Natural Gas	100%			2033	**	3	\$900	B
<b>Conversion Equipment</b>								
Hot Water Boiler	100%			2026	**	3	\$23,100	B
<b>Distribution</b>								
Hot Wtr Piping/Pump	100%			2029	**	3-4	\$13,300	B
<b>Terminal Devices</b>								
Air Handler	20%			2013	\$57,200			B
Convactor/Radiator	80%			2018	**	2	\$29,600	B
<b>Air Conditioning</b>								
<b>Energy Source</b>								
Electricity	100%			2021	**	5	\$500	B
<b>Conversion Equipment</b>								
Reciprocating Compr	100%			2016	**	5	\$78,100	B
<b>Distribution</b>								
Chilled Wtr Pipe/Pmp	100%			2023	**	3-4	\$11,800	B

*Note : All \$ estimates are in current dollars and are not escalated for potential future inflation. Maintenance \$ are aggregated over a ten-year period.*

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

**DEPT. OF HOMELESS SERVICES - 071**  
**POWERS FAMILY RESIDENCE**  
**Asset # : 1948**

System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Terminal Devices								
Air Handler/Cool/Ht	100%	4+	\$22,500	2013	\$225,100	4	\$4,400	B
<i>Damaged, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Roof</i>								
Heat Rejection								
Air Condenser Unit	100%			2016	**			B
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$47,000	B
Exhaust Fans								
Roof	100%			2013	\$42,100	2-10	\$28,400	B
Plumbing								
H/C Water Piping								
Single Type	100%			2018	**	3-5	\$11,700	B
HW Heat Exchanger								
Single Type	100%			2016	**			B
Sanitary Piping								
Single Type	100%	Now	\$5,800	2023	**			B
<i>Leak Evident, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : ALL BATHROOMS</i>								
Storm Drain Piping								
Single Type	100%			2023	**			B

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
Maintenance \$ are aggregated over a ten-year period.

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

Print Date : 30-Sep-2003

**DEPT. OF HOMELESS SERVICES - FY 2004**

**Asset Name** : REGENT FAMILY RESIDENCE  
**Address** : 2720 BROADWAY  
**Borough** : MANHATTAN **Agency's Number** : FM18  
**Program / Asset #** : DHS0072.000 / 4444 **Yr Built/Renovated** : 1933 / 2000  
**Area Sq Ft** : 109,600 **Project Type** : HOMELESS SERVICES  
**Date of Survey** : 29-Apr-2003 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,5,9,13,15,17,18

<b>CAPITAL BUDGET</b>	<b>FY 2005 - 2008</b>	<b>FY 2009 - 2014</b>
Exterior Architecture	\$343,800	\$210,300
Interior Architecture	\$175,000	\$153,700
Electrical		\$150,100
Mechanical	\$83,900	\$95,300
<b>Total</b>	<b>\$602,700</b>	<b>\$609,400</b>
Priority A	\$343,800	\$210,300
Priority B	\$83,900	\$245,300
Priority C	\$175,000	\$153,700
<b>Total</b>	<b>\$602,700</b>	<b>\$609,400</b>

<b>EXPENSE BUDGET</b>	<b>FY 2005</b>	<b>FY 2006</b>	<b>FY 2007</b>	<b>FY 2008</b>
Exterior Architecture	\$40,100	\$3,300	\$600	\$23,100
Interior Architecture	\$77,500		\$19,000	\$1,500
Electrical	\$15,400	\$46,800	\$3,000	\$46,100
Mechanical	\$64,200	\$8,000	\$14,900	\$22,600
Elevators/Escalators	\$53,300	\$53,300	\$53,300	\$53,300
<b>Total</b>	<b>\$250,500</b>	<b>\$111,300</b>	<b>\$90,800</b>	<b>\$146,600</b>
Priority A	\$40,100	\$3,300	\$600	\$23,100
Priority B	\$165,700	\$108,100	\$71,200	\$123,500
Priority C	\$44,700		\$19,000	
<b>Total</b>	<b>\$250,500</b>	<b>\$111,300</b>	<b>\$90,800</b>	<b>\$146,600</b>



Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Maintenance \$ are aggregated over a ten-year period.

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

**DEPT. OF HOMELESS SERVICES - 071**  
**REGENT FAMILY RESIDENCE**  
**Asset # : 4444**

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Exterior</b>								
<b>Exterior Walls</b>								
Cast Stone/Terra Cotta	10%			LIFE	**	3-5	\$118,000	A
Masonry: Brick	85%			LIFE	**	5	\$420,700	A
<i>Recent Repair Evident, Extent : Moderate, Area Affected : 15%</i> <i>Location : Chimney And Penthouse</i>								
Under Construction	5%							D
<b>Windows</b>								
Aluminum	15%			2036	**	5	\$1,900	A
<i>Recent Replace Evident, Extent : Moderate, Area Affected : 100%</i> <i>Location : Stairs</i>								
Aluminum	85%			2030	**	5	\$10,500	A
<b>Parapets</b>								
Masonry: Brick	100%			LIFE	**	3	\$13,300	A
<b>Roof</b>								
Copper/Terne	45%	0-2	\$114,100	2054	**	5	\$2,700	A
<i>Seams Open/Split, Extent : Moderate, Area Affected : 20%</i> <i>Location : Mansard Roof</i> <i>Water Penetration, Extent : Moderate, Area Affected : 10%</i> <i>Location : At Dormers</i> <i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i> <i>Location : Mansard Roof</i>								
Metal Panel	15%			2031	**	5	\$4,700	A
<i>Recent Replace Evident, Extent : Moderate, Area Affected : 100%</i> <i>Location : Over Penthouse</i>								
Modified Bitumen	22%			2022	**			A
<i>Recent Replace Evident, Extent : Moderate, Area Affected : 100%</i> <i>Location : Roof Over 18th Floor</i>								
Roll Roofing	15%	2-4	\$11,700	2024	**			A
<i>Debris Present, Extent : Moderate, Area Affected : 15%</i> <i>Location : Over Rear Lobby</i> <i>Water Penetration, Extent : Moderate, Area Affected : 10%</i> <i>Location : Over Rear Lobby</i> <i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i> <i>Location : Over Rear Lobby</i>								
Skylight, Metal/Glass	3%			2040	**	3	\$1,900	A
<i>Recent Replace Evident, Extent : Moderate, Area Affected : 100%</i> <i>Location : Over Roof Stair</i>								

**Interior**

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
Maintenance \$ are aggregated over a ten-year period.

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

**DEPT. OF HOMELESS SERVICES - 071**  
**REGENT FAMILY RESIDENCE**  
**Asset # : 4444**

<b>Architecture</b>		<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>		
<b>Interior</b>									
<b>Floors</b>									
Carpet	23%			2013	\$153,700	3	\$37,400	C	
Cast in Place Concrete	5%			LIFE	**	5	\$4,700	C	
Ceramic Tile	5%			2042	**	5	\$6,300	C	
Steel Plate	2%	Now	\$175,000	LIFE	**			C	
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 50%</i>									
<i>Location : Roof Stair</i>									
<i>Worn/Eroded, Extent : Severe, Area Affected : 50%</i>									
<i>Location : Roof Stair</i>									
Vinyl Tile	25%			2042	**	5	\$6,600	C	
Vinyl Tile	35%			2049	**	5	\$9,300	C	
<i>Recent Replace Evident, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Throughout</i>									
Under Construction	5%							D	
<b>Interior Walls</b>									
Gypsum Board	45%			LIFE	**	5	\$9,600	C	
Marble Panels	5%			LIFE	**	5	\$6,800	C	
Plaster	10%	Now	\$24,800	LIFE	**	5	\$2,700	C	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 50%</i>									
<i>Location : Basement</i>									
Plaster	35%			LIFE	**	5	\$18,800	C	
<i>Recent Repair Evident, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
Under Construction	5%							D	
<b>Ceilings</b>									
AcousTileSusp.Lay-In	10%			2023	**	5	\$3,000	B	
Exposed Concrete	10%			LIFE	**			B	
Gypsum Board	15%			LIFE	**	5	\$4,100	B	
Plaster	10%	Now	\$19,400	LIFE	**	5	\$2,100	B	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : Rear Lobby</i>									
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Rear Lobby</i>									
Plaster	55%			LIFE	**	5	\$22,600	B	
<i>Recent Repair Evident, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Throughout</i>									

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

Under 600 Volts

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
Maintenance \$ are aggregated over a ten-year period.

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

**DEPT. OF HOMELESS SERVICES - 071**  
**REGENT FAMILY RESIDENCE**  
**Asset # : 4444**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2024	**	5	\$7,900	B
Switchgear								
Fused Disc Sw	100%			2024	**	3-5	\$4,900	B
Raceway								
Conduit	90%			2014	\$8,100			B
Conduit	10%			2024	**			B
Panelboards								
Fused Disc Sw	10%			2013	\$2,900	3	\$500	B
Fused Knife Sw	10%	2-4	\$2,900	2039	**	3	\$500	B
<i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i>								
Molded Case Bkrs	10%			2022	**	3	\$500	B
Molded Case Bkrs	70%			2013	\$20,300	3	\$3,200	B
Wiring								
Braided Cloth	90%	2-4	\$12,500	2039	**			B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
Thermoplastic	10%			2024	**			B
Motor Controllers								
Locally Mounted	80%			2012	\$16,800	5	\$3,200	B
Locally Mounted	20%			2019	**	5	\$800	B
Ground								
Grounding Devices								
Not Accessible	100%							D
Lighting								
General Lighting								
Emergency	3%			2014	\$3,600	2	\$700	B
Exit	3%			2014	\$1,100	2	\$600	B
Fluorescent	82%			2014	\$150,100	2	\$199,200	B
Fluorescent	10%			2022	**	2	\$24,300	B
Incandescent	2%			2014	\$3,700	2	\$4,900	B

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

Heating

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
Maintenance \$ are aggregated over a ten-year period.

\*\* 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 System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Heating</b>								
Energy Source Fuel Oil	5%			2034	**	4	\$200	B
<i>No. 2 Fuel Oil, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : In Vault</i>								
Natural Gas	95%			2034	**	3	\$1,400	B
<b>Conversion Equipment</b>								
Steam Boiler	100%	Now	\$83,900	2019	**	3	\$32,600	B
<i>Corroded, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Sheet Metal Stack</i>								
<i>Damaged, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Oil Burner, Tubes, Boiler Room</i>								
<b>Distribution</b>								
Steam Piping/Pump	100%			2024	**	3	\$12,400	B
<b>Terminal Devices</b>								
Convactor/Radiator	100%			2019	**	2	\$60,200	B
<b>Ventilation</b>								
<b>Distribution</b>								
Ductwork/Diffusers	10%	Now	\$14,900	LIFE	**	2	\$7,600	B
<i>Damaged, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
No Component	90%							D
<b>Exhaust Fans</b>								
Interior	100%	Now	\$28,600	2014	\$95,300	3-6	\$22,100	B
<i>Obsolete Equipment, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Penthouse</i>								
<b>Plumbing</b>								
<b>H/C Water Piping</b>								
Brass/Copper	100%			2024	**	3-5	\$16,300	B
<b>Hot Water Heater</b>								
Gas Fired	100%			2009	\$20,100	3-5	\$26,400	B
<b>Sanitary Piping</b>								
Cast Iron	100%			2024	**			B
<b>Storm Drain Piping</b>								
Cast Iron	100%			2024	**			B
<b>Sump Pump(s)</b>								
Rigid Piping	100%			2014	\$8,800	4	\$2,000	B
<b>Non-Water Piping</b>								
Natural Gas	100%			2034	**	3	\$1,500	B

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
Maintenance \$ are aggregated over a ten-year period.

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

Print Date : 30-Sep-2003

**DEPT. OF HOMELESS SERVICES - FY 2004**

**Asset Name** : ROSE MCCARTHY RESIDENCE  
**Address** : 882 DUMONT AVENUE  
**Borough** : BROOKLYN **Agency's Number** : FK26  
**Program / Asset #** : DHS0084.000 / 4456 **Yr Built/Renovated** : 1923 / 1992  
**Area Sq Ft** : 17,000 **Project Type** : HOMELESS SERVICES  
**Date of Survey** : 05-May-2003 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,4

CAPITAL BUDGET	FY 2005 - 2008	FY 2009 - 2014
Exterior Architecture		\$46,200
<b>Total</b>		<b>\$46,200</b>
Priority A		\$46,200
<b>Total</b>		<b>\$46,200</b>

EXPENSE BUDGET	FY 2005	FY 2006	FY 2007	FY 2008
Exterior Architecture	\$53,200			\$3,500
Interior Architecture	\$11,700		\$9,400	\$500
Electrical	\$13,500	\$500	\$7,300	\$300
Mechanical	\$6,900	\$1,400	\$8,400	\$900
<b>Total</b>	<b>\$85,300</b>	<b>\$1,900</b>	<b>\$25,200</b>	<b>\$5,300</b>
Priority A	\$53,200			\$3,500
Priority B	\$22,100	\$1,900	\$15,700	\$1,700
Priority C	\$10,000		\$9,400	
<b>Total</b>	<b>\$85,300</b>	<b>\$1,900</b>	<b>\$25,200</b>	<b>\$5,300</b>



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

**DEPT. OF HOMELESS SERVICES - 071**  
**ROSE MCCARTHY RESIDENCE**  
**Asset # : 4456**

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Exterior</b>								
<b>Exterior Walls</b>								
Cast in Place Concrete	5%			LIFE	**	5	\$1,100	A
Masonry: Brick	35%			LIFE	**	5	\$22,700	A
Masonry: Brick	45%			LIFE	**	5	\$29,200	A
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : South Facade</i>								
<i>Explanation : Stucco On Brick</i>								
Masonry: Brick	10%	Now	\$5,400	LIFE	**	5	\$3,200	A
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Bulkheads</i>								
<i>Efflorescence, Extent : Light, Area Affected : 5%</i>								
<i>Location : Bulkheads</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Bulkheads</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Bulkheads</i>								
<i>Explanation : Stucco On Brick</i>								
Masonry: Limestone	5%			LIFE	**	3-5	\$8,400	A
<b>Windows</b>								
Aluminum	90%			2030	**	5	\$1,500	A
Metal Clad	10%	0-2	\$6,400	2039	**	5	\$100	A
<i>Bent/Warped Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Stairs</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Stairs</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Stairs</i>								
<b>Parapets</b>								
Masonry: Brick	25%			LIFE	**	3	\$2,000	A
Masonry: Brick	70%			LIFE	**	3	\$5,500	A
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Stucco On Brick</i>								
Masonry: Brick	5%	Now	\$400	LIFE	**	3	\$300	A
<i>Miss/Damgd Flashings, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Bulkheads</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Bulkheads</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Bulkheads</i>								
<i>Explanation : Stucco On Brick</i>								

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
Maintenance \$ are aggregated over a ten-year period.

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

**DEPT. OF HOMELESS SERVICES - 071**  
**ROSE MCCARTHY RESIDENCE**  
**Asset # : 4456**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Exterior</b>								
<b>Roof</b>								
Roll Roofing	100%	Now	\$9,200	2014	\$46,200			A
<i>Miss/Damgd Flashings, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Bulkheads</i>								
<i>Wrinkling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Bulkheads</i>								
<b>Interior</b>								
<b>Floors</b>								
Ceramic Tile	5%			2042	**	5	\$1,000	C
Quarry Tile	20%			2027	**	5	\$3,300	C
Vinyl Tile	25%			2029	**	5	\$1,000	C
Wood	50%			2042	**	5	\$14,600	C
<b>Interior Walls</b>								
Ceramic Tile	20%			LIFE	**	5	\$2,300	C
Concr Masonry Unit	10%			LIFE	**	5	\$600	C
Gypsum Board	50%			LIFE	**	5	\$1,700	C
Plaster	20%	Now	\$7,700	LIFE	**	5	\$800	C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Bulkheads</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Bulkheads</i>								
<b>Ceilings</b>								
AcousTileSusp.Lay-In	20%			2023	**	5	\$900	B
Gypsum Board	80%			LIFE	**	5	\$3,400	B

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	100%			2034	**	5	\$1,200	B
<b>Switchgear</b>								
Fused Disc Sw	100%			2034	**	3-5	\$800	B
<b>Raceway</b>								
Conduit	100%			2034	**			B
<b>Panelboards</b>								
Molded Case Bkrs	100%			2030	**	3	\$700	B
<b>Wiring</b>								
Thermoplastic	100%			2034	**			B

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
Maintenance \$ are aggregated over a ten-year period.

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

**DEPT. OF HOMELESS SERVICES - 071**  
**ROSE MCCARTHY RESIDENCE**  
**Asset # : 4456**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Under 600 Volts								
Motor Controllers								
Locally Mounted	100%			2019	**	5	\$600	B
Ground								
Grounding Devices								
Metal Water Pipe	100%	2-4	\$6,400	2034	**			B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Corroded</i>								
Lighting								
General Lighting								
Exit	1%			2014	\$100	2		B
Fluorescent	95%			2019	**	2	\$35,800	B
HID	4%			2014	\$200	2	\$1,500	B

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Heating								
Energy Source								
Natural Gas	100%			2024	**	3	\$200	B
Conversion Equipment								
Hot Water Boiler	100%			2019	**	3	\$4,400	B
Distribution								
Hot Wtr Piping/Pump	100%			2022	**	3-4	\$3,200	B
Terminal Devices								
Convactor/Radiator	100%			2019	**	2	\$9,300	B
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$14,800	B
Exhaust Fans								
Interior	70%			2019	**	3-10	\$4,200	B
Roof	30%			2014	\$3,200	2-10	\$2,100	B
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%			2019	**	3-5	\$2,500	B
Hot Water Heater								
Gas Fired	100%			2009	\$3,100	3-5	\$4,100	B
Sanitary Piping								
Cast Iron	100%			2014	\$29,000			B

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
Maintenance \$ are aggregated over a ten-year period.

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

**DEPT. OF HOMELESS SERVICES - 071**  
**ROSE MCCARTHY RESIDENCE**  
**Asset # : 4456**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Plumbing								
Storm Drain Piping Cast Iron	100%			2024	**			B
Sump Pump(s) Rigid Piping	100%			2009	\$8,800	4	\$2,000	B
Non-Water Piping Natural Gas	100%			2024	**	3	\$200	B

*Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
Maintenance \$ are aggregated over a ten-year period.*

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

Print Date : 30-Sep-2003

**DEPT. OF HOMELESS SERVICES - FY 2004**

**Asset Name** : ROSE MCCARTHY RESIDENCE  
**Address** : 900 DUMONT AVENUE  
**Borough** : BROOKLYN **Agency's Number** : FK26  
**Program / Asset #** : DHS0084.010 / 4462 **Yr Built/Renovated** : 1923 / 1992  
**Area Sq Ft** : 16,000 **Project Type** : HOMELESS SERVICES  
**Date of Survey** : 05-May-2003 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,4

**CAPITAL BUDGET**

Total

Priority

Total

EXPENSE BUDGET	FY 2005	FY 2006	FY 2007	FY 2008
Exterior Architecture	\$41,700			\$3,300
Interior Architecture	\$19,000		\$9,100	\$300
Electrical		\$7,200	\$100	\$7,000
Mechanical	\$6,400	\$1,900	\$6,900	\$1,900
<b>Total</b>	<b>\$67,100</b>	<b>\$9,200</b>	<b>\$16,100</b>	<b>\$12,600</b>
Priority A	\$41,700			\$3,300
Priority B	\$8,100	\$9,200	\$7,000	\$9,300
Priority C	\$17,300		\$9,100	
<b>Total</b>	<b>\$67,100</b>	<b>\$9,200</b>	<b>\$16,100</b>	<b>\$12,600</b>



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

**DEPT. OF HOMELESS SERVICES - 071**  
**ROSE MCCARTHY RESIDENCE**  
**Asset # : 4462**

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Exterior</b>								
<b>Exterior Walls</b>								
Cast in Place Concrete	5%			LIFE	**	5	\$1,100	A
Masonry: Brick	35%			LIFE	**	5	\$21,400	A
Masonry: Brick	45%			LIFE	**	5	\$27,500	A
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : South Facade</i>								
<i>Explanation : Stucco On Brick</i>								
Masonry: Brick	10%	Now	\$5,100	LIFE	**	5	\$3,100	A
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Bulkheads, Chimney</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Bulkheads</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Bulkheads</i>								
<i>Explanation : Stucco On Brick</i>								
Masonry: Limestone	5%			LIFE	**	3-5	\$7,900	A
<b>Windows</b>								
Aluminum	90%			2030	**	5	\$1,400	A
Metal Clad	10%	0-2	\$6,000	2039	**	5	\$100	A
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Stairs</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Stairs</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Stairs</i>								
<b>Parapets</b>								
Masonry: Brick	25%			LIFE	**	3	\$1,800	A
Masonry: Brick	10%	Now	\$800	LIFE	**	3	\$600	A
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Bulkheads</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Bulkheads</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Bulkheads</i>								
<i>Explanation : Stucco On Brick</i>								
Masonry: Brick	65%			LIFE	**	3	\$4,800	A
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Stucco On Brick</i>								
<b>Roof</b>								
Roll Roofing	100%			2019	**			A

**Interior**

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
Maintenance \$ are aggregated over a ten-year period.

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

**DEPT. OF HOMELESS SERVICES - 071**  
**ROSE MCCARTHY RESIDENCE**  
**Asset # : 4462**

<b>Architecture</b>		<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>		
<b>Interior</b>									
<b>Floors</b>									
Quarry Tile	20%			2027	**	5	\$3,100	C	
Vinyl Tile	20%			2029	**	5	\$800	C	
Vinyl Tile	5%	2-4	\$7,900	2054	**	5	\$100	C	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>									
<i>Location : Security Room</i>									
<i>Poor Subfloor Evident, Extent : Moderate, Area Affected : 50%</i>									
<i>Location : Security Room</i>									
Wood	55%			2042	**	5	\$15,100	C	
<b>Interior Walls</b>									
Ceramic Tile	20%			LIFE	**	5	\$2,200	C	
Concr Masonry Unit	10%			LIFE	**	5	\$600	C	
Gypsum Board	50%			LIFE	**	5	\$1,600	C	
Plaster	20%	Now	\$7,200	LIFE	**	5	\$800	C	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Bulkheads</i>									
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>									
<i>Location : Bulkheads</i>									
<b>Ceilings</b>									
AcousTileSusp.Lay-In	15%			2023	**	5	\$700	B	
Gypsum Board	85%			LIFE	**	5	\$3,400	B	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Apartment 4f</i>									

<b>Electrical</b>		<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>		
<b>Under 600 Volts</b>									
<b>Service Equipment</b>									
Fused Disc Sw	100%			2034	**	5	\$1,200	B	
<b>Switchgear</b>									
Fused Disc Sw	100%			2034	**	3-5	\$700	B	
<b>Raceway</b>									
Conduit	100%			2034	**			B	
<b>Panelboards</b>									
Molded Case Bkrs	100%			2030	**	3	\$700	B	
<b>Wiring</b>									
Thermoplastic	100%			2034	**			B	
<b>Motor Controllers</b>									
Locally Mounted	100%			2019	**	5	\$600	B	

**Ground**

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
Maintenance \$ are aggregated over a ten-year period.

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

**DEPT. OF HOMELESS SERVICES - 071**  
**ROSE MCCARTHY RESIDENCE**  
**Asset # : 4462**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Ground								
Grounding Devices								
Metal Water Pipe	100%			2019	**			B
Lighting								
General Lighting								
Exit	1%			2014	\$100	2		B
Fluorescent	95%			2014	\$25,400	2	\$33,700	B
HID	4%			2014	\$200	2	\$1,400	B

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Heating								
Energy Source								
Natural Gas	100%			2024	**	3	\$200	B
Conversion Equipment								
Hot Water Boiler	100%			2019	**	3	\$4,100	B
Distribution								
Hot Wtr Piping/Pump	100%			2022	**	3-4	\$3,000	B
Terminal Devices								
Convactor/Radiator	100%			2019	**	2	\$8,800	B
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$14,000	B
Exhaust Fans								
Interior	70%			2014	\$9,700	3-10	\$4,500	B
Roof	30%			2014	\$3,000	2-10	\$2,000	B
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%			2019	**	3-5	\$2,400	B
Hot Water Heater								
Gas Fired	100%			2009	\$2,900	3-5	\$3,800	B
Sanitary Piping								
Cast Iron	100%			2014	\$27,300			B
Storm Drain Piping								
Cast Iron	100%			2024	**			B
Sump Pump(s)								
Rigid Piping	100%			2014	\$8,800	4	\$2,000	B
Non-Water Piping								
Natural Gas	100%			2024	**	3	\$200	B

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
Maintenance \$ are aggregated over a ten-year period.

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

**DEPT. OF HOMELESS SERVICES - 071**  
**ROSE MCCARTHY RESIDENCE**  
**Asset # : 4462**

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

Print Date : 30-Sep-2003

**DEPT. OF HOMELESS SERVICES - FY 2004**

**Asset Name** : SCCW CENTRAL  
**Address** : 350 LAFAYETTE STREET  
**Borough** : MANHATTAN **Agency's Number** : M010  
**Program / Asset #** : DHS0071.000 / 4443 **Yr Built/Renovated** : 1913 / 1999  
**Area Sq Ft** : 18,000 **Project Type** : HOMELESS SERVICES  
**Date of Survey** : 29-Apr-2003 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Sub Basement, Roof, Floors 1,2,3,4

**CAPITAL BUDGET**

**Total**

Priority

**Total**

<b>EXPENSE BUDGET</b>	<b>FY 2005</b>	<b>FY 2006</b>	<b>FY 2007</b>	<b>FY 2008</b>
Exterior Architecture	\$49,400	\$2,400	\$1,600	\$12,700
Interior Architecture	\$11,200		\$2,200	
Electrical	\$7,000	\$400	\$7,700	\$100
Mechanical	\$8,100	\$1,000	\$13,100	\$2,700
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$79,700</b>	<b>\$7,700</b>	<b>\$28,400</b>	<b>\$19,400</b>
Priority A	\$49,400	\$2,400	\$1,600	\$12,700
Priority B	\$19,600	\$5,400	\$26,300	\$6,700
Priority C	\$10,700		\$500	
<b>Total</b>	<b>\$79,700</b>	<b>\$7,700</b>	<b>\$28,400</b>	<b>\$19,400</b>



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

**DEPT. OF HOMELESS SERVICES - 071**  
**SCCW CENTRAL**  
**Asset # : 4443**

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Exterior</b>								
<b>Exterior Walls</b>								
Cast Stone/Terra Cotta	5%	Now	\$6,200	LIFE	**	3-5	\$4,900	A
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : At Cornices</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : At Cornices</i>								
Masonry: Brick	90%			LIFE	**	5	\$55,500	A
Masonry: Granite	5%			LIFE	**	3-5	\$7,500	A
<b>Windows</b>								
Aluminum	10%			2022	**	5	\$500	A
Aluminum	90%			2036	**	5	\$4,700	A
<i>Recent Replace Evident, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<b>Parapets</b>								
Masonry: Brick	75%			LIFE	**	3	\$35,500	A
<i>Recent Repair Evident, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Metal: Cage/Fence	25%	2-4	\$1,400	2014	\$14,000	3	\$3,200	A
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i>								
<i>Recent Repair Evident, Extent : Moderate, Area Affected : 15%</i>								
<b>Roof</b>								
IRMA/Protected Membrane	30%			2022	**	5	\$2,000	A
<i>Recent Replace Evident, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Main Roof</i>								
Panel/Paver: Cer/Brk	50%			LIFE	**	5	\$5,900	A
Roll Roofing	15%			2022	**			A
<i>Recent Replace Evident, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Over Roof Exit</i>								
Skylight, Metal/Glass	5%			2040	**	3	\$1,100	A
<i>Recent Replace Evident, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Over Stair</i>								
<b>Interior</b>								
<b>Floors</b>								
Cast in Place Concrete	10%			LIFE	**	5	\$1,400	C
Ceramic Tile	5%			2042	**	5	\$1,000	C
Terrazzo	5%			LIFE	**	8	\$1,600	C
Vinyl Tile	80%			2049	**	5	\$3,300	C
<i>Recent Replace Evident, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
Maintenance \$ are aggregated over a ten-year period.

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

**DEPT. OF HOMELESS SERVICES - 071**  
**SCCW CENTRAL**  
**Asset # : 4443**

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

## Interior

## Interior Walls

Ceramic Tile	30%			LIFE	**	5	\$7,300	C
Gypsum Board	10%			LIFE	**	5	\$700	C
Plaster	60%			LIFE	**	5	\$10,300	C

## Ceilings

AcousTileSusp.Lay-In	80%			2027	**	5	\$3,300	B
<i>Recent Replace Evident, Extent : Moderate, Area Affected : 100% Location : Throughout</i>								
Plaster	20%			LIFE	**	5	\$1,100	B

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

## Under 600 Volts

## Service Equipment

Fused Disc Sw	100%			2034	**	5	\$1,300	B
---------------	------	--	--	------	----	---	---------	---

## Switchgear

Fused Disc Sw	100%			2034	**	3-5	\$800	B
---------------	------	--	--	------	----	-----	-------	---

## Raceway

Conduit	50%			2034	**			B
Conduit	50%			2024	**			B

## Panelboards

Fused Disc Sw	20%			2030	**	3	\$200	B
Molded Case Bkrs	80%			2030	**	3	\$600	B

## Wiring

Thermoplastic	100%			2034	**			B
---------------	------	--	--	------	----	--	--	---

## Motor Controllers

Locally Mounted	100%			2027	**	5	\$700	B
-----------------	------	--	--	------	----	---	-------	---

## Ground

## Grounding Devices

Metal Water Pipe	100%			2027	**			B
------------------	------	--	--	------	----	--	--	---

## Stand-by Power

## Transfer Switches

Automatic	100%			2027	**	3-5	\$600	B
-----------	------	--	--	------	----	-----	-------	---

## Generators

Diesel	100%			2023	**	5	\$100	B
--------	------	--	--	------	----	---	-------	---

## Batteries

Nickel Cadium	100%			2009	\$500			B
---------------	------	--	--	------	-------	--	--	---

## Lighting

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
Maintenance \$ are aggregated over a ten-year period.

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

**DEPT. OF HOMELESS SERVICES - 071**  
**SCCW CENTRAL**  
**Asset # : 4443**

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

**Lighting**

General Lighting								
Emergency	3%			2019	**	2	\$100	B
Exit	3%			2019	**	2	\$100	B
Fluorescent	93%			2019	**	2	\$34,700	B
HID	1%			2014		2	\$400	B

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

**Heating**

Energy Source								
Fuel Oil	100%			2034	**	4	\$700	B

*No. 2 Fuel Oil, Extent : Moderate, Area Affected : 100%  
Location : In Vault*

Conversion Equipment								
Steam Boiler	100%			2019	**	3	\$5,500	B

Distribution								
Steam Piping/Pump	100%			2034	**	3	\$2,100	B

Terminal Devices								
Convactor/Radiator	100%			2019	**	2	\$10,100	B

**Ventilation**

Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$16,000	B

Exhaust Fans								
Interior	80%			2014	\$12,700	3-10	\$5,900	B
Roof	20%			2014	\$2,300	2-10	\$1,500	B

**Plumbing**

H/C Water Piping								
Brass/Copper	100%			2024	**	3-5	\$2,700	B

Hot Water Heater								
Gas Fired	100%			2009	\$3,400	3-5	\$4,400	B

Sanitary Piping								
Cast Iron	100%			2024	**			B

Storm Drain Piping								
Cast Iron	100%			2024	**			B

Sump Pump(s)								
Submersible	100%			2007	\$5,400	4	\$2,000	B

Non-Water Piping								
Natural Gas	100%			2024	**	3	\$200	B

*Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
Maintenance \$ are aggregated over a ten-year period.*

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

Print Date : 30-Sep-2003

**DEPT. OF HOMELESS SERVICES - FY 2004**

**Asset Name** : SENECA ANNEX  
**Address** : 999 FREEMAN STREET  
**Borough** : BRONX  
**Program / Asset #** : DHS0065.000 / 3015  
**Area Sq Ft** : 28,452  
**Date of Survey** : 03-Apr-2001  
**Areas Surveyed** : Basement, Roof, Floors 1,3,5  
**Agency's Number** : N/A  
**Yr Built/Renovated** : 1919 / 1992  
**Project Type** : HOMELESS SERVICES  
**Landmark Status** : NONE

<b>CAPITAL BUDGET</b>	<b>FY 2005 - 2008</b>	<b>FY 2009 - 2014</b>
Exterior Architecture		\$116,600
<b>Total</b>		<b>\$116,600</b>
Priority A		\$116,600
<b>Total</b>		<b>\$116,600</b>

<b>EXPENSE BUDGET</b>	<b>FY 2005</b>	<b>FY 2006</b>	<b>FY 2007</b>	<b>FY 2008</b>
Exterior Architecture	\$6,800	\$700	\$500	\$15,100
Interior Architecture	\$23,500	\$600		
Electrical	\$400	\$12,300	\$2,100	\$12,600
Mechanical	\$6,900		\$15,400	\$2,000
<b>Total</b>	<b>\$37,600</b>	<b>\$13,600</b>	<b>\$18,000</b>	<b>\$29,700</b>
Priority A	\$6,800	\$700	\$500	\$15,100
Priority B	\$12,200	\$12,800	\$17,500	\$14,600
Priority C	\$18,600			
<b>Total</b>	<b>\$37,600</b>	<b>\$13,600</b>	<b>\$18,000</b>	<b>\$29,700</b>



Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Maintenance \$ are aggregated over a ten-year period.

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

**DEPT. OF HOMELESS SERVICES - 071**  
**SENECA ANNEX**  
**Asset # : 3015**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Exterior</b>								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	**	3-5	\$10,200	A
Copper/Terne	5%			2027	**	5	\$1,000	A
Masonry: Brick	90%			LIFE	**	5	\$57,900	A
Windows								
Aluminum	90%			2028	**	5	\$13,300	A
Metal Clad	10%			2011	\$58,700	5	\$1,500	A
Parapets								
Masonry: Brick	100%			LIFE	**	3	\$16,000	A
Roof								
Modified Bitumen	95%	Now	\$6,300	2017	**			A
<i>Seams Open/Split, Extent : Moderate, Area Affected : 20%</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : APARTMENTS 5A,5B AND 5C</i>								
Skylight, Metal/Glass	5%			2032	**	3	\$2,100	A
<b>Interior</b>								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$1,200	C
Ceramic Tile	20%			2040	**	5	\$6,700	C
Vinyl Tile	10%			2040	**	5	\$700	C
Wood	60%			2040	**	5	\$29,800	C
Interior Walls								
Ceramic Tile	10%			LIFE	**	5	\$1,300	C
Concr Masonry Unit	10%			LIFE	**	5	\$700	C
Gypsum Board	65%			LIFE	**	5	\$2,500	C
Plaster	15%			LIFE	**	5	\$1,400	C
Ceilings								
AcousTileSusp.Lay-In	15%			2021	**	5	\$1,200	B
Gypsum Board	65%	Now	\$4,900	LIFE	**	5	\$2,400	B
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : APARTMENTS 5A,5B, AND 5C</i>								
Plaster	20%			LIFE	**	5	\$1,100	B

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
Service Equipment								
Fused Disc Sw	100%			2022	**	5	\$2,100	B

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
Maintenance \$ are aggregated over a ten-year period.

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

**DEPT. OF HOMELESS SERVICES - 071**  
**SENECA ANNEX**  
**Asset # : 3015**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Under 600 Volts								
Switchgear								
Fused Disc Sw	100%			2022	**	3-5	\$1,300	B
Raceway								
Conduit	100%			2022	**			B
Panelboards								
Molded Case Bkrs	100%			2020	**	3	\$1,600	B
Wiring								
Thermoplastic	100%			2022	**			B
Motor Controllers								
Locally Mounted	100%			2017	**	5	\$1,000	B
Ground								
Grounding Devices								
Not Accessible	100%							D
Lighting								
General Lighting								
Exit	5%			2012	\$500	2	\$300	B
Fluorescent	25%			2012	\$12,100	2	\$16,100	B
Incandescent	70%			2012	\$33,800	2	\$44,900	B

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Heating								
Energy Source								
Natural Gas	100%			2032	**	3	\$500	B
Conversion Equipment								
Hot Water Boiler	100%			2025	**	3	\$7,400	B
Distribution								
Hot Wtr Piping/Pump	100%			2028	**	3-4	\$3,900	B
Terminal Devices								
Air Handler	20%			2017	**			B
Convactor/Radiator	80%			2025	**	2	\$12,700	B
Air Conditioning								
Energy Source								
Electricity	100%			2028	**	5	\$200	B
Conversion Equipment								
Int Pkg Unit - Cool	10%			2013	\$29,300			B
No Component	90%							D
Ventilation								

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
Maintenance \$ are aggregated over a ten-year period.

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

**DEPT. OF HOMELESS SERVICES - 071**  
**SENECA ANNEX**  
**Asset # : 3015**

System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$20,200	B
Exhaust Fans								
Roof	100%			2017	**	2-10	\$12,200	B
Plumbing								
H/C Water Piping								
Single Type	100%			2025	**	3-5	\$5,000	B
HW Heat Exchanger								
Single Type	100%			2021	**			B
Sanitary Piping								
Single Type	100%			2032	**			B
Storm Drain Piping								
Single Type	100%			2032	**			B
Sump Pump(s)								
Single Type	100%			2013	\$8,800	4	\$2,000	B
Non-Water Piping								
Single Type	100%			2032	**	3	\$500	B

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
Maintenance \$ are aggregated over a ten-year period.

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

Print Date : 30-Sep-2003

**DEPT. OF HOMELESS SERVICES - FY 2004**

**Asset Name** : SENECA AVENUE HOUSES EDDIE FERNANDEZ HOUSES  
**Address** : 1215-1225 SENECA AVENUE  
**Borough** : BRONX **Agency's Number** : N/A  
**Program / Asset #** : DHS0060.000 / 2595 **Yr Built/Renovated** : 1920 / 1991  
**Area Sq Ft** : 77,940 **Project Type** : HOMELESS SERVICES  
**Date of Survey** : 03-Mar-2000 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,4,5

<b>CAPITAL BUDGET</b>	<b>FY 2005 - 2008</b>	<b>FY 2009 - 2014</b>
Exterior Architecture	\$500,800	\$154,800
Interior Architecture		\$80,200
Electrical		\$123,600
<b>Total</b>	<b>\$500,800</b>	<b>\$358,600</b>
Priority A	\$500,800	\$154,800
Priority B		\$123,600
Priority C		\$80,200
<b>Total</b>	<b>\$500,800</b>	<b>\$358,600</b>

<b>EXPENSE BUDGET</b>	<b>FY 2005</b>	<b>FY 2006</b>	<b>FY 2007</b>	<b>FY 2008</b>
Exterior Architecture		\$500	\$3,700	\$7,500
Interior Architecture	\$5,500			
Electrical	\$33,600	\$6,200	\$34,200	
Mechanical		\$31,800	\$20,800	\$16,800
Elevators/Escalators	\$4,900	\$4,900	\$4,900	\$4,900
<b>Total</b>	<b>\$44,100</b>	<b>\$43,300</b>	<b>\$63,600</b>	<b>\$29,300</b>
Priority A		\$500	\$3,700	\$7,500
Priority B	\$44,100	\$42,900	\$59,900	\$21,800
Priority C				
<b>Total</b>	<b>\$44,100</b>	<b>\$43,300</b>	<b>\$63,600</b>	<b>\$29,300</b>



Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Maintenance \$ are aggregated over a ten-year period.

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

**DEPT. OF HOMELESS SERVICES - 071**  
**SENECA AVENUE HOUSES EDDIE FERNANDEZ HOUSES**  
**Asset # : 2595**

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Exterior</b>								
<b>Exterior Walls</b>								
Masonry: Brick	90%	Now	\$116,200	LIFE	**	5	\$139,300	A
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : SENECA AVENUE ABOVE 5th FLOOR</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : AROUND TOP FLOOR WINDOWS</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : SENECA AVENUE, 4th &amp; 5th FLOORS</i>								
Masonry: Brick	10%	4+	\$5,200	LIFE	**	5	\$15,500	A
<i>Spalling, Extent : Moderate, Area Affected : 5%</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Explanation : CEMENT STUCCO COATED</i>								
<b>Windows</b>								
Aluminum	95%			2027	**	5	\$7,400	A
Metal Clad	5%			2019	**	5	\$400	A
<b>Parapets</b>								
Masonry: Brick	100%	Now	\$97,100	LIFE	**	3	\$22,400	A
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 3%</i>								
<i>Location : CORNER AT ENTRANCE COURTYARD AND SENECA AVENUE</i>								
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 10%</i>								
<i>Location : SENECA AVENUE OVER FIFTH FLOOR</i>								
<i>Spalling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Inside Face</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<b>Roof</b>								
Modified Bitumen	99%	Now	\$282,300	2021	**			A
<i>Blisters, Extent : Moderate, Area Affected : 10%</i>								
<i>Miss/Damgd Flashings, Extent : Moderate, Area Affected : 10%</i>								
<i>Patching Evident, Extent : Moderate, Area Affected : 10%</i>								
<i>Ponding, Extent : Light, Area Affected : 5%</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
Skylight, Metal/Glass	1%			2021	**	3	\$1,400	A
<b>Interior</b>								
<b>Floors</b>								
Ceramic Tile	10%			2039	**	5	\$9,000	C
Vinyl Tile	30%			2039	**	5	\$5,700	C
Wood	60%			2039	**	5	\$80,200	C
<b>Interior Walls</b>								
Gypsum Board	75%			LIFE	**	5	\$5,700	C
Plaster	25%			LIFE	**	5	\$4,800	C

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
Maintenance \$ are aggregated over a ten-year period.

\*\* 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**

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

## Interior

## Ceilings

Gypsum Board	80%			LIFE	**	5	\$7,800	B
Plaster	20%	4+	\$5,500	LIFE	**	5	\$2,900	B

*Water Penetration, Extent : Moderate, Area Affected : 5%*

*Location : SENECA AVENUE SIDE OF FOURTH AND FIFTH FLOORS*

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

## Under 600 Volts

## Service Equipment

Fused Disc Sw	100%			2031	**	5	\$5,600	B
---------------	------	--	--	------	----	---	---------	---

## Switchgear

Fused Disc Sw	100%			2031	**	3-5	\$3,500	B
---------------	------	--	--	------	----	-----	---------	---

## Raceway

Conduit	100%			2031	**			B
---------	------	--	--	------	----	--	--	---

## Panelboards

Molded Case Bkrs	100%			2027	**	3	\$3,200	B
------------------	------	--	--	------	----	---	---------	---

## Wiring

Thermoplastic	100%			2031	**			B
---------------	------	--	--	------	----	--	--	---

## Motor Controllers

Locally Mounted	100%			2016	**	5	\$2,900	B
-----------------	------	--	--	------	----	---	---------	---

## Ground

## Grounding Devices

Not Accessible	100%							D
----------------	------	--	--	--	--	--	--	---

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

*Explanation : COVERED WITH INSULATION.*

## Lighting

## General Lighting

Exit	3%			2011	\$800	2	\$400	B
Fluorescent	35%			2011	\$45,500	2	\$60,500	B
HID	2%			2011	\$400	2	\$3,500	B
Incandescent	60%			2011	\$78,100	2	\$103,700	B

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

## Heating

*Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
Maintenance \$ are aggregated over a ten-year period.*

*\*\* 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**

System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Heating</b>								
Energy Source Natural Gas	100%			2031	**	3	\$1,100	B
Conversion Equipment Hot Water Boiler	100%			2024	**	3	\$20,000	B
Distribution Hot Wtr Piping/Pump	100%			2027	**	3-4	\$10,500	B
Terminal Devices Convactor/Radiator	100%			2024	**	2	\$42,800	B
<b>Ventilation</b>								
Distribution Ductwork/Diffusers	100%			LIFE	**	2	\$54,400	B
Exhaust Fans Roof	100%			2016	**	2-10	\$29,900	B
<b>Plumbing</b>								
H/C Water Piping Single Type	100%			2024	**	3-5	\$11,600	B
Hot Water Heater Single Type	100%			2012	\$14,300	3-5	\$14,700	B
Sanitary Piping Single Type	100%			2031	**			B
Storm Drain Piping Single Type	100%			2031	**			B
Sump Pump(s) Single Type	100%			2012	\$8,800	4	\$1,300	B
Non-Water Piping Single Type	100%			2031	**	3	\$1,100	B

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
Maintenance \$ are aggregated over a ten-year period.

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

Print Date : 30-Sep-2003

**DEPT. OF HOMELESS SERVICES - FY 2004**

**Asset Name** : **SPRINGFIELD FAMILY RESIDENCE**  
**Address** : **146-80 GUY R. BREWER BLVD.**  
**Borough** : **QUEENS**                      **Agency's Number** : **N/A**  
**Program / Asset #** : **DHS0056.000 / 2670**                      **Yr Built/Renovated** : **1990 /**  
**Area Sq Ft** : **61,000**                      **Project Type** : **HOMELESS SERVICES**  
**Date of Survey** : **09-Jan-2001**                      **Landmark Status** : **NONE**  
**Areas Surveyed** : **Basement, Roof, Floors 1,2**

<b>CAPITAL BUDGET</b>	<b>FY 2005 - 2008</b>	<b>FY 2009 - 2014</b>
Exterior Architecture	\$80,800	\$96,900
Mechanical		\$36,200
<b>Total</b>	<b>\$80,800</b>	<b>\$133,100</b>
Priority A	\$80,800	\$96,900
Priority B		\$36,200
<b>Total</b>	<b>\$80,800</b>	<b>\$133,100</b>

<b>EXPENSE BUDGET</b>	<b>FY 2005</b>	<b>FY 2006</b>	<b>FY 2007</b>	<b>FY 2008</b>
Exterior Architecture	\$23,400			\$6,600
Interior Architecture	\$7,000			
Electrical	\$25,400		\$29,000	\$800
Mechanical	\$44,600	\$1,000	\$20,300	\$11,100
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$104,300</b>	<b>\$4,900</b>	<b>\$53,300</b>	<b>\$22,500</b>
Priority A	\$23,400			\$6,600
Priority B	\$73,900	\$4,900	\$53,300	\$15,900
Priority C	\$7,000			
<b>Total</b>	<b>\$104,300</b>	<b>\$4,900</b>	<b>\$53,300</b>	<b>\$22,500</b>



Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
Maintenance \$ are aggregated over a ten-year period.

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

**DEPT. OF HOMELESS SERVICES - 071**  
**SPRINGFIELD FAMILY RESIDENCE**  
**Asset # : 2670**

Architecture System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Exterior</b>								
Exterior Walls Masonry: Brick	100%	Now	\$80,800	LIFE	**	5	\$96,900	A
<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Soft jnts.deteriorating</i>								
Windows Aluminum	100%			2028	**	5	\$4,800	A
Parapets Metal: Cage/Fence	100%			2017	**	3	\$16,700	A
Roof Built-Up (BUR)	65%			2017	**			A
Metal Panel	35%			2025	**	5	\$38,400	A
<b>Interior</b>								
Floors Cast in Place Concrete	5%			LIFE	**	5	\$1,300	C
<i>Recent Repair Evident, Extent : Moderate, Area Affected : 10%</i>								
Vinyl Tile	95%			2040	**	5	\$14,000	C
Interior Walls Ceramic Tile	3%			LIFE	**	5	\$600	C
Concr Masonry Unit	20%			LIFE	**	5	\$2,300	C
Gypsum Board	77%			LIFE	**	5	\$4,600	C
Ceilings Gypsum Board	80%			LIFE	**	5	\$6,100	B
Plaster	20%			LIFE	**	5	\$2,300	B

Electrical System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Under 600 Volts</b>								
Service Equipment Fused Disc Sw	100%			2022	**	5	\$4,400	B
Switchgear Fused Disc Sw	100%			2022	**	3-5	\$2,700	B
Raceway Conduit	100%			2022	**			B
Panelboards Molded Case Bkrs	100%			2020	**	3	\$3,400	B
Wiring Thermoplastic	100%			2022	**			B

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
Maintenance \$ are aggregated over a ten-year period.

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



**DEPT. OF HOMELESS SERVICES - 071**  
**SPRINGFIELD FAMILY RESIDENCE**  
**Asset # : 2670**

Mechanical System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ventilation								
Exhaust Fans								
Interior	5%			2012	\$2,700	3-10	\$1,100	B
Roof	95%	Now	\$3,600	2012	\$36,200	2-6	\$13,700	B
	<i>Not in Service, Extent : Severe, Area Affected : 20%</i>							
	<i>Location : Roof</i>							
Plumbing								
H/C Water Piping								
Single Type	100%			2017	**	3-5	\$12,300	B
Sanitary Piping								
Single Type	100%	Now	\$5,200	2022	**			B
	<i>Blockage /Clogged, Extent : Severe, Area Affected : 5%</i>							
	<i>Location : 1st Floor</i>							
Storm Drain Piping								
Single Type	100%	Now	\$3,300	2022	**			B
	<i>Blockage /Clogged, Extent : Severe, Area Affected : 5%</i>							
	<i>Location : 1st Floor</i>							
Sump Pump(s)								
Single Type	100%			2010	\$8,800	4	\$2,000	B

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
Maintenance \$ are aggregated over a ten-year period.

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

Print Date : 30-Sep-2003

**DEPT. OF HOMELESS SERVICES - FY 2004**

**Asset Name** : STATEN ISLAND FAMILY SHELTER HOSPITALITY HOUSE  
**Address** : 100 CENTRAL AVENUE  
**Borough** : STATEN ISLAND **Agency's Number** : N/A  
**Program / Asset #** : DHS0046.000 / 1944 **Yr Built/Renovated** : 1937 / 1987  
**Area Sq Ft** : 26,134 **Project Type** : HOMELESS SERVICES  
**Date of Survey** : 16-Jan-2001 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,5,6

**CAPITAL BUDGET****Total**

Priority

**Total**

<b>EXPENSE BUDGET</b>	<b>FY 2005</b>	<b>FY 2006</b>	<b>FY 2007</b>	<b>FY 2008</b>
Exterior Architecture	\$52,000		\$14,900	\$10,000
Interior Architecture	\$11,200	\$3,000		
Electrical	\$11,200		\$12,100	\$200
Mechanical	\$9,400	\$700	\$13,800	\$3,500
Elevators/Escalators	\$11,800	\$11,800	\$11,800	\$11,800
<b>Total</b>	<b>\$95,700</b>	<b>\$15,500</b>	<b>\$52,700</b>	<b>\$25,500</b>
Priority A	\$52,000		\$14,900	\$10,000
Priority B	\$32,500	\$15,500	\$37,700	\$15,600
Priority C	\$11,200			
<b>Total</b>	<b>\$95,700</b>	<b>\$15,500</b>	<b>\$52,700</b>	<b>\$25,500</b>



Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Maintenance \$ are aggregated over a ten-year period.

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

**DEPT. OF HOMELESS SERVICES - 071**  
**STATEN ISLAND FAMILY SHELTER HOSPITALITY HOUSE**  
**Asset # : 1944**

<b>Architecture</b>		<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>		
<b>Exterior</b>									
<b>Exterior Walls</b>									
Masonry: Brick	65%	Now	\$28,900	LIFE	**	5	\$34,700	A	
<i>Vertical Cracks, Extent : Moderate, Area Affected : 2%</i>									
<i>Location : SOUTH FACADE</i>									
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : AROUND PERIMETER</i>									
<i>Explanation : SIDEWALK SHED IN PLACE</i>									
Stucco Cement	35%			2028	**	3-5	\$58,900	A	
<b>Windows</b>									
Aluminum	90%	Now	\$7,700	2028	**	5	\$1,200	A	
<i>Crwt/Balnc Not Funct, Extent : Moderate, Area Affected : 25%</i>									
Steel	10%	0-2	\$10,400	2027	**	5	\$300	A	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : FIFTH FLOOR AND STAIRS</i>									
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>									
<i>Location : FIFTH FLOOR AND STAIR</i>									
<b>Parapets</b>									
Masonry: Brick	50%			LIFE	**	3	\$3,200	A	
Stucco Cement	50%	Now	\$1,100	2028	**	3-5	\$4,000	A	
<i>Miss/Damgd Copings, Extent : Moderate, Area Affected : 10%</i>									
<b>Roof</b>									
Modified Bitumen	95%			2020	**			A	
Skylight, Metal/Glass	5%	Now	\$3,800	2022	**	3	\$2,000	A	
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 15%</i>									
<b>Interior</b>									
<b>Floors</b>									
Ceramic Tile	5%			2040	**	5	\$1,500	C	
Marble Panels	5%	Now	\$8,100	LIFE	**	5	\$1,600	C	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : STAIR TO ROOF</i>									
Terrazzo	15%			LIFE	**	8	\$3,700	C	
Vinyl Tile	75%			2040	**	5	\$4,700	C	
<b>Interior Walls</b>									
Plaster	100%			LIFE	**	5	\$6,400	C	
<b>Ceilings</b>									
AcousTileSusp.Lay-In	85%			2021	**	5	\$6,100	B	
Plaster	15%			LIFE	**	5	\$700	B	

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

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
Maintenance \$ are aggregated over a ten-year period.

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

**DEPT. OF HOMELESS SERVICES - 071**  
**STATEN ISLAND FAMILY SHELTER HOSPITALITY HOUSE**  
**Asset # : 1944**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
Service Equipment								
Fused Disc Sw	100%			2032	**	5	\$1,900	B
Switchgear								
Fused Disc Sw	100%			2032	**	3-5	\$1,400	B
Raceway								
Conduit	100%			2032	**			B
Panelboards								
Molded Case Bkrs	100%			2028	**	3	\$1,100	B
Wiring								
Thermoplastic	100%			2032	**			B
Motor Controllers								
Locally Mounted	100%			2025	**	5	\$1,000	B
<b>Ground</b>								
Grounding Devices								
Metal Water Pipe	100%			2017	**			B
<b>Lighting</b>								
General Lighting								
Emergency	5%			2017	**	2	\$300	B
Exit	5%			2017	**	2	\$200	B
Fluorescent	90%			2017	**	2	\$52,100	B

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Energy Source								
Natural Gas	100%			2032	**	3	\$500	B
Conversion Equipment								
Steam Boiler	100%			2017	**	3	\$10,400	B
Distribution								
Steam Piping/Pump	100%			2022	**	3	\$2,900	B
Terminal Devices								
Convactor/Radiator	100%			2025	**	2	\$14,300	B
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$18,200	B
Exhaust Fans								
Roof	100%			2017	**	2-10	\$11,000	B
<b>Plumbing</b>								

*Note : All \$ estimates are in current dollars and are not escalated for potential future inflation. Maintenance \$ are aggregated over a ten-year period.*

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

**DEPT. OF HOMELESS SERVICES - 071**  
**STATEN ISLAND FAMILY SHELTER HOSPITALITY HOUSE**  
**Asset # : 1944**

System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
H/C Water Piping Single Type	100%			2025	* *	3-5	\$4,500	B
Hot Water Heater Single Type	100%			2013	\$4,800	3-5	\$5,500	B
Sanitary Piping Single Type	100%			2032	* *			B
Storm Drain Piping Single Type	100%			2032	* *			B
Sump Pump(s) Single Type	100%			2010	\$8,800	4	\$2,000	B
Non-Water Piping Single Type	100%			2032	* *	3	\$500	B

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
Maintenance \$ are aggregated over a ten-year period.

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

Print Date : 30-Sep-2003

**DEPT. OF HOMELESS SERVICES - FY 2004**

**Asset Name** : STOCKHOLM RESIDENCE  
**Address** : 99-103 STOCKHOLM STREET  
**Borough** : BROOKLYN  
**Program / Asset #** : DHS0085.000 / 4457  
**Area Sq Ft** : 55,000  
**Date of Survey** : 08-May-2003  
**Areas Surveyed** : Basement, Roof, Floors 1,2,4  
**Agency's Number** : FK28  
**Yr Built/Renovated** : 1923 / 1993  
**Project Type** : HOMELESS SERVICES  
**Landmark Status** : NONE

<b>CAPITAL BUDGET</b>	<b>FY 2005 - 2008</b>	<b>FY 2009 - 2014</b>
Exterior Architecture	\$72,900	\$81,000
<b>Total</b>	<b>\$72,900</b>	<b>\$81,000</b>
Priority A	\$72,900	\$81,000
<b>Total</b>	<b>\$72,900</b>	<b>\$81,000</b>

<b>EXPENSE BUDGET</b>	<b>FY 2005</b>	<b>FY 2006</b>	<b>FY 2007</b>	<b>FY 2008</b>
Exterior Architecture	\$44,500		\$1,500	\$10,100
Interior Architecture	\$18,300		\$22,800	
Electrical	\$15,600	\$800	\$16,700	
Mechanical	\$55,700	\$5,000	\$20,700	\$8,300
<b>Total</b>	<b>\$134,200</b>	<b>\$5,800</b>	<b>\$61,700</b>	<b>\$18,400</b>
Priority A	\$44,500		\$1,500	\$10,100
Priority B	\$76,100	\$5,800	\$37,400	\$8,300
Priority C	\$13,600		\$22,800	
<b>Total</b>	<b>\$134,200</b>	<b>\$5,800</b>	<b>\$61,700</b>	<b>\$18,400</b>



Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Maintenance \$ are aggregated over a ten-year period.

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

**DEPT. OF HOMELESS SERVICES - 071**  
**STOCKHOLM RESIDENCE**  
**Asset # : 4457**

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Exterior</b>								
Exterior Walls								
Masonry: Brick	40%			LIFE	**	5	\$64,800	A
<i>Recent Repair Evident, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	10%	Now	\$6,800	LIFE	**	5	\$8,100	A
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Bulkheads</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Bulkheads</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Bulkheads</i>								
<i>Explanation : Stucco On Brick</i>								
Masonry: Brick	50%			LIFE	**	5	\$81,000	A
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Areaways</i>								
<i>Explanation : Stucco On Brick</i>								
<b>Windows</b>								
Aluminum	90%			2030	**	5	\$11,600	A
Metal Clad	10%			2022	**	5	\$1,300	A
<b>Parapets</b>								
Masonry: Brick	35%			LIFE	**	3	\$14,100	A
Masonry: Brick	65%	0-2	\$28,400	LIFE	**	3	\$19,700	A
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Areaways And Interior Face</i>								
<i>Explanation : Stucco On Brick</i>								
<b>Roof</b>								
Modified Bitumen	95%			2019	**			A
Skylight, Metal/Glass	5%			2034	**	3	\$2,600	A
<b>Interior</b>								
Floors								
Ceramic Tile	20%			2042	**	5	\$9,000	C
Vinyl Tile	25%			2029	**	5	\$2,400	C
Wood	55%			2042	**	5	\$36,600	C
<b>Interior Walls</b>								
Ceramic Tile	20%			LIFE	**	5	\$10,600	C
Gypsum Board	60%			LIFE	**	5	\$9,000	C
Plaster	20%			LIFE	**	5	\$7,500	C

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
Maintenance \$ are aggregated over a ten-year period.

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

**DEPT. OF HOMELESS SERVICES - 071**  
**STOCKHOLM RESIDENCE**  
**Asset # : 4457**

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

## Interior

## Ceilings

Gypsum Board	100%			LIFE	**	5	\$9,400	B
--------------	------	--	--	------	----	---	---------	---

*Water Penetration, Extent : Moderate, Area Affected : 10%*  
*Location : Apartment 4g*

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

## Under 600 Volts

## Service Equipment

Fused Disc Sw	100%			2034	**	5	\$4,000	B
---------------	------	--	--	------	----	---	---------	---

## Raceway

Conduit	100%			2034	**			B
---------	------	--	--	------	----	--	--	---

## Panelboards

Molded Case Bkrs	100%			2030	**	3	\$2,300	B
------------------	------	--	--	------	----	---	---------	---

## Wiring

Thermoplastic	100%			2034	**			B
---------------	------	--	--	------	----	--	--	---

## Motor Controllers

Locally Mounted	100%			2027	**	5	\$2,000	B
-----------------	------	--	--	------	----	---	---------	---

## Ground

## Grounding Devices

Metal Water Pipe	100%			2027	**			B
------------------	------	--	--	------	----	--	--	---

## Lighting

## General Lighting

Emergency	5%			2019	**	2	\$400	B
-----------	----	--	--	------	----	---	-------	---

Exit	5%			2019	**	2	\$400	B
------	----	--	--	------	----	---	-------	---

Fluorescent	80%			2019	**	2	\$68,900	B
-------------	-----	--	--	------	----	---	----------	---

HID	5%			2019	**	2	\$4,300	B
-----	----	--	--	------	----	---	---------	---

Incandescent	5%			2009	\$3,200	2	\$4,300	B
--------------	----	--	--	------	---------	---	---------	---

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

## Heating

## Energy Source

Natural Gas	100%			2024	**	3	\$800	B
-------------	------	--	--	------	----	---	-------	---

## Conversion Equipment

Hot Water Boiler	100%			2019	**	3	\$14,400	B
------------------	------	--	--	------	----	---	----------	---

*Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
Maintenance \$ are aggregated over a ten-year period.*

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

**DEPT. OF HOMELESS SERVICES - 071**  
**STOCKHOLM RESIDENCE**  
**Asset # : 4457**

Mechanical System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Distribution								
Hot Wtr Piping/Pump	100%	Now	\$11,100	2022	**	3-4	\$7,500	B
<i>Leak Evident, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								
Terminal Devices								
Convactor/Radiator	100%			2019	**	2	\$30,700	B
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$48,800	B
Exhaust Fans								
Interior	20%			2014	\$9,700	3-10	\$4,500	B
Roof	80%			2014	\$28,000	2-10	\$18,900	B
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2024	**	3-5	\$8,300	B
Hot Water Heater								
Electric	50%			2009	\$3,400	3-5	\$6,700	B
Gas Fired	50%			2014	\$5,100	3-5	\$6,700	B
Sanitary Piping								
Cast Iron	100%	Now	\$19,100	2024	**			B
<i>Blockage /Clogged, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Basement</i>								
Storm Drain Piping								
Cast Iron	100%			2024	**			B
Sump Pump(s)								
Submersible	100%			2005	\$5,400	4	\$2,000	B
Non-Water Piping								
Natural Gas	100%			2024	**	3	\$800	B

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
Maintenance \$ are aggregated over a ten-year period.

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

Print Date : 30-Sep-2003

**DEPT. OF HOMELESS SERVICES - FY 2004**

**Asset Name** : SUMNER ARMORY SHELTER  
**Address** : 357 MARCUS GARVEY BLVD.  
**Borough** : BROOKLYN  
**Program / Asset #** : DHS0021.000 / 1975  
**Area Sq Ft** : 225,775  
**Date of Survey** : 01-Nov-2001  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Agency's Number** : N/A  
**Yr Built/Renovated** : 1922 / 2001  
**Project Type** : HOMELESS SERVICES  
**Landmark Status** : NONE

<b>CAPITAL BUDGET</b>	<b>FY 2005 - 2008</b>	<b>FY 2009 - 2014</b>
Exterior Architecture	\$447,700	\$488,000
Interior Architecture	\$1,710,600	\$79,500
Electrical	\$37,700	\$500,200
Mechanical	\$400,400	\$392,800
<b>Total</b>	<b>\$2,596,300</b>	<b>\$1,460,600</b>
Priority A	\$447,700	\$488,000
Priority B	\$848,900	\$893,000
Priority C	\$1,299,800	\$79,500
<b>Total</b>	<b>\$2,596,300</b>	<b>\$1,460,600</b>

<b>EXPENSE BUDGET</b>	<b>FY 2005</b>	<b>FY 2006</b>	<b>FY 2007</b>	<b>FY 2008</b>
Exterior Architecture	\$32,700	\$26,000		\$153,300
Interior Architecture				\$13,400
Electrical	\$107,900	\$11,300	\$94,100	\$13,100
Mechanical	\$74,500	\$10,300	\$56,300	\$63,200
<b>Total</b>	<b>\$215,000</b>	<b>\$47,600</b>	<b>\$150,400</b>	<b>\$243,000</b>
Priority A	\$32,700	\$26,000		\$153,300
Priority B	\$182,300	\$21,600	\$150,400	\$76,300
Priority C				\$13,400
<b>Total</b>	<b>\$215,000</b>	<b>\$47,600</b>	<b>\$150,400</b>	<b>\$243,000</b>



Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Maintenance \$ are aggregated over a ten-year period.

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

**DEPT. OF HOMELESS SERVICES - 071**  
**SUMNER ARMORY SHELTER**  
**Asset # : 1975**

Architecture System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Exterior</b>								
Exterior Walls								
Masonry: Brick	95%	Now	\$162,800	LIFE	**	5	\$488,000	A
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : AT SMOKE STACK</i>								
<i>Recent Repair Evident, Extent : Moderate, Area Affected : 20%</i>								
<i>Spalling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : AT MAIN ENTRANCE</i>								
Masonry: Sandstone	5%			LIFE	**	3-5	\$106,500	A
<b>Windows</b>								
Aluminum	95%			2035	**	5	\$24,500	A
<i>Recent Replace Evident, Extent : Moderate, Area Affected : 100%</i>								
Metal Louvers	5%			2029	**	5	\$22,300	A
<b>Parapets</b>								
Masonry: Brick	80%			LIFE	**	3	\$244,100	A
<i>Recent Repair Evident, Extent : Moderate, Area Affected : 25%</i>								
Masonry: Brick	20%	Now	\$88,000	LIFE	**	3	\$61,000	A
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : CLAY TILE COPING AT EAST AND WEST SIDES</i>								
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : TURRET ON NORTH SIDE</i>								
<b>Roof</b>								
Asphalt Shingle	35%	Now	\$20,500	2026	**	5	\$26,600	A
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 5%</i>								
<i>Location : NORTH &amp; SOUTH SIDES OF MONITOR</i>								
<i>Recent Replace Evident, Extent : Moderate, Area Affected : 95%</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 5%</i>								
<i>Location : NORTH &amp; SOUTH SIDES OF MONITOR</i>								
Built-Up (BUR)	25%			2021	**			A
<i>Recent Replace Evident, Extent : Moderate, Area Affected : 100%</i>								
Metal Panel	10%			2026	**	5	\$52,000	A
Modified Bitumen	25%			2021	**			A
<i>Recent Replace Evident, Extent : Moderate, Area Affected : 100%</i>								
Skylight, Metal/Glass	5%	Now	\$196,800	2023	**	3	\$51,700	A
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Miss/Damgd Flashings, Extent : Moderate, Area Affected : 15%</i>								

**Interior**

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
Maintenance \$ are aggregated over a ten-year period.

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

**DEPT. OF HOMELESS SERVICES - 071**  
**SUMNER ARMORY SHELTER**  
**Asset # : 1975**

<b>Architecture</b>		<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>		
<b>Interior</b>									
<b>Floors</b>									
Cast in Place Concrete	40%			LIFE	**	5	\$39,800	C	
Ceramic Tile	10%			2028	**	5	\$26,800	C	
Vinyl Tile	30%	Now	\$205,100	2041	**	5	\$8,400	C	
<i>Adhesion Failure, Extent : Severe, Area Affected : 50%</i>									
<i>Location : SECOND AND THIRD FLOORS</i>									
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 35%</i>									
<i>Location : SECOND AND THIRD FLOORS</i>									
Wood	20%	Now	\$304,100	2041	**	5	\$39,700	C	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : SECOND AND THIRD FLOORS</i>									
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : SECOND AND THIRD FLOORS</i>									
<i>Split/Cracked, Extent : Moderate, Area Affected : 35%</i>									
<i>Location : SECOND AND THIRD FLOORS</i>									
<b>Interior Walls</b>									
Ceramic Tile	10%	Now	\$110,100	LIFE	**	5	\$5,200	C	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : OLD POOL</i>									
Concr Masonry Unit	15%			LIFE	**	5	\$4,200	C	
Gypsum Board	15%			LIFE	**	5	\$2,200	C	
Masonry: Brick	10%	Now	\$63,500	LIFE	**	5	\$9,000	C	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>									
<i>Location : BOILER ROOM</i>									
<i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : BOILER ROOM</i>									
Plaster	45%	Now	\$617,100	LIFE	**	5	\$16,700	C	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 50%</i>									
<i>Location : SECOND AND THIRD FLOORS</i>									
<i>Water Penetration, Extent : Severe, Area Affected : 15%</i>									
<i>Location : SECOND AND THIRD FLOORS</i>									
Wood	5%			LIFE	**	5	\$1,400	C	
<b>Ceilings</b>									
Exposed Struc: Steel	40%			LIFE	**			B	
Exposed Struc: Wood	40%			LIFE	**			B	
Plaster	20%	Now	\$410,800	LIFE	**	5	\$8,700	B	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 50%</i>									
<i>Location : SECOND AND THIRD FLOORS AND PENTHOUSE</i>									
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>									
<i>Location : SECOND AND THIRD FLOORS AND PENTHOUSE</i>									

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
Maintenance \$ are aggregated over a ten-year period.

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

**DEPT. OF HOMELESS SERVICES - 071**  
**SUMNER ARMORY SHELTER**  
**Asset # : 1975**

System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2013	\$24,600	5	\$16,300	B
Switchgear								
Fused Disc Sw	75%			2033	**	3-5	\$7,500	B
Molded Case Bkrs	25%			2013	\$25,600	3-5	\$2,500	B
Raceway								
Conduit	95%			2013	\$25,500			B
Conduit	5%			2033	**			B
Panelboards								
Fused Knife Sw	10%	2-4	\$7,700	2038	**	3	\$900	B
<i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i>								
Molded Case Bkrs	20%			2029	**	3	\$2,500	B
Molded Case Bkrs	70%			2012	\$54,200	3	\$6,500	B
Wiring								
Braided Cloth	90%	2-4	\$37,700	2038	**			B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
Thermoplastic	10%			2033	**			B
Motor Controllers								
Locally Mounted	100%			2011	\$136,600	5	\$8,300	B
Ground								
Grounding Devices								
Metal Water Pipe	100%	2-4	\$6,400	2033	**			B
<i>Corroded, Extent : Moderate, Area Affected : 100%</i>								
Stand-by Power								
Transfer Switches								
Automatic	100%			2026	**	3-5	\$8,300	B
Generators								
Diesel	100%			2022	**	5	\$1,400	B
Batteries								
Lead/Acid	100%			2007	\$500			B
Lighting								
General Lighting								
Emergency	5%			2018	**	2	\$2,400	B
Exit	5%			2018	**	2	\$2,200	B
Fluorescent	70%			2013	\$270,800	2	\$359,500	B
HID	10%			2013	\$6,600	2	\$51,400	B
Incandescent	10%			2013	\$38,700	2	\$51,400	B

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
Maintenance \$ are aggregated over a ten-year period.

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

**DEPT. OF HOMELESS SERVICES - 071**  
**SUMNER ARMORY SHELTER**  
**Asset # : 1975**

Mechanical System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Heating</b>								
Energy Source Fuel Oil	100%			2033	**	4	\$9,400	B
Conversion Equipment Steam Boiler	100%			2026	**	3	\$92,000	B
Distribution Steam Piping/Pump	100%	Now	\$118,000	2023	**	3	\$26,100	B
<i>Leak Evident, Extent : Moderate, Area Affected : 20% Location : Basement</i>								
Terminal Devices Air Handler	40%	Now	\$78,600	2013	\$392,800			B
<i>Unit Inoperable, Extent : Moderate, Area Affected : 20%</i>								
Convector/Radiator	60%	Now	\$147,300	2018	**	2	\$61,000	B
<i>Damaged, Extent : Moderate, Area Affected : 10%</i>								
<b>Ventilation</b>								
Distribution Ductwork/Diffusers	100%			LIFE	**	2	\$161,600	B
Exhaust Fans Interior	60%	Now	\$800	2013	\$4,200	3-6	\$28,000	B
<i>Not in Service, Extent : Moderate, Area Affected : 60%</i>								
Roof	40%			2018	**	2-10	\$39,000	B
<b>Plumbing</b>								
H/C Water Piping Single Type	100%	Now	\$28,600	2018	**	3-5	\$32,700	B
<i>Damaged, Extent : Moderate, Area Affected : 20%</i>								
Hot Water Heater Single Type	40%			2014	\$17,000	3-5	\$22,300	B
No Component	60%							D
HW Heat Exchanger Single Type	100%	Now	\$56,500	2028	**			B
<i>Not in Service, Extent : Severe, Area Affected : 100% Location : Boiler Room</i>								
Sanitary Piping Single Type	100%			2023	**			B
Storm Drain Piping Single Type	100%	Now	\$15,200	2023	**			B
<i>Leak Evident, Extent : Light, Area Affected : 10%</i>								
Sump Pump(s) Single Type	100%			2011	\$8,800	4	\$1,300	B
Non-Water Piping Single Type	100%			2023	**	3	\$4,200	B

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
Maintenance \$ are aggregated over a ten-year period.

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

Print Date : 30-Sep-2003

**DEPT. OF HOMELESS SERVICES - FY 2004**

**Asset Name** : UNIVERSITY AVENUE  
**Address** : 1041-51 UNIVERSITY AVENUE  
**Borough** : BRONX  
**Program / Asset #** : DHS0077.000 / 4449  
**Area Sq Ft** : 65,000  
**Date of Survey** : 07-May-2003  
**Areas Surveyed** : Basement, Roof, Floors 1,3,5  
**Agency's Number** : FB26  
**Yr Built/Renovated** : 1953 / 1996  
**Project Type** : HOMELESS SERVICES  
**Landmark Status** : NONE

<b>CAPITAL BUDGET</b>	<b>FY 2005 - 2008</b>	<b>FY 2009 - 2014</b>
Exterior Architecture	\$129,100	\$129,100
Mechanical		\$164,500
<b>Total</b>	<b>\$129,100</b>	<b>\$293,600</b>
Priority A	\$129,100	\$129,100
Priority B		\$164,500
<b>Total</b>	<b>\$129,100</b>	<b>\$293,600</b>

<b>EXPENSE BUDGET</b>	<b>FY 2005</b>	<b>FY 2006</b>	<b>FY 2007</b>	<b>FY 2008</b>
Exterior Architecture	\$9,500	\$1,900		\$6,200
Interior Architecture	\$21,000		\$36,800	\$1,300
Electrical	\$27,800	\$900	\$29,500	
Mechanical	\$22,900	\$11,600	\$29,400	\$1,800
<b>Total</b>	<b>\$81,100</b>	<b>\$14,400</b>	<b>\$95,600</b>	<b>\$9,300</b>
Priority A	\$9,500	\$1,900		\$6,200
Priority B	\$57,500	\$12,500	\$58,800	\$3,100
Priority C	\$14,100		\$36,800	
<b>Total</b>	<b>\$81,100</b>	<b>\$14,400</b>	<b>\$95,600</b>	<b>\$9,300</b>



Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Maintenance \$ are aggregated over a ten-year period.

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

**DEPT. OF HOMELESS SERVICES - 071**  
**UNIVERSITY AVENUE**  
**Asset # : 4449**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Exterior</b>								
Exterior Walls								
Masonry: Brick	25%			LIFE	**	5	\$64,500	A
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : West Facade</i>								
<i>Explanation : Stucco On Brick</i>								
Masonry: Brick	75%			LIFE	**	5	\$193,600	A
<b>Windows</b>								
Aluminum	100%			2030	**	5	\$6,500	A
<b>Parapets</b>								
Masonry: Brick	75%			LIFE	**	3	\$18,700	A
Masonry: Brick	25%			LIFE	**	3	\$6,200	A
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : West Facade, Interior Face</i>								
<i>Explanation : Stucco On Brick</i>								
<b>Roof</b>								
Modified Bitumen	95%			2022	**			A
<i>Recent Replace Evident, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Main Roof</i>								
Skylight, Metal/Glass	5%			2024	**	3	\$5,800	A
<b>Interior</b>								
<b>Floors</b>								
Cast in Place Concrete	5%			LIFE	**	5	\$2,800	C
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								
Ceramic Tile	10%			2042	**	5	\$7,500	C
Vinyl Tile	30%			2042	**	5	\$4,700	C
Wood	55%			2042	**	5	\$61,300	C
<b>Interior Walls</b>								
Ceramic Tile	10%			LIFE	**	5	\$4,500	C
Gypsum Board	40%			LIFE	**	5	\$5,100	C
Plaster	50%			LIFE	**	5	\$15,900	C
<b>Ceilings</b>								
AcousTileSusp.Lay-In	15%			2023	**	5	\$2,700	B
Gypsum Board	85%			LIFE	**	5	\$13,800	B

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

Under 600 Volts

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
Maintenance \$ are aggregated over a ten-year period.

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

**DEPT. OF HOMELESS SERVICES - 071**  
**UNIVERSITY AVENUE**  
**Asset # : 4449**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Under 600 Volts								
Switchgear								
Fused Disc Sw	100%			2034	**	3-5	\$2,900	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : 1200A MAIN FUSED DISCONNECT SWITCH IN THE SWITCHBOARD.</i>								
Raceway								
Conduit	100%			2034	**			B
Panelboards								
Molded Case Bkrs	100%			2030	**	3	\$2,700	B
Wiring								
Thermoplastic	100%			2034	**			B
Motor Controllers								
Locally Mounted	100%			2027	**	5	\$2,400	B
Ground								
Grounding Devices								
Metal Water Pipe	100%			2012	\$6,400			B
Lighting								
General Lighting								
Emergency	1%			2019	**	2	\$100	B
Exit	3%			2019	**	2	\$400	B
Fluorescent	60%			2019	**	2	\$86,500	B
HID	1%			2019	**	2	\$1,400	B
Incandescent	35%			2019	**	2	\$50,400	B

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Heating								
Energy Source								
Natural Gas	100%			2034	**	3	\$900	B
Conversion Equipment								
Hot Water Boiler	100%			2027	**	3	\$16,700	B
Distribution								
Hot Wtr Piping/Pump	100%			2030	**	3-4	\$12,400	B
Terminal Devices								
Convactor/Radiator	100%			2027	**	2	\$35,700	B
Air Conditioning								
Energy Source								
Electricity	100%			2030	**	5	\$500	B

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
Maintenance \$ are aggregated over a ten-year period.

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

**DEPT. OF HOMELESS SERVICES - 071**  
**UNIVERSITY AVENUE**  
**Asset # : 4449**

System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Air Conditioning</b>								
Conversion Equipment								
Int Pkg Unit - Cool	25%			2012	\$164,500			B
No Component	75%							D
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$56,700	B
Exhaust Fans								
Interior	20%			2019	**	3-10	\$4,600	B
Roof	80%			2019	**	2-10	\$21,900	B
<b>Plumbing</b>								
H/C Water Piping								
Galv Iron/Steel	100%			2027	**	3-5	\$9,700	B
Hot Water Heater								
Gas Fired	100%			2013	\$11,900	3-5	\$13,800	B
Sanitary Piping								
Cast Iron	100%			2034	**			B
Storm Drain Piping								
Cast Iron	100%			2034	**			B
Sump Pump(s)								
Rigid Piping	100%			2019	**	4	\$1,300	B
Non-Water Piping								
Natural Gas	100%			2034	**	3	\$900	B

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
Maintenance \$ are aggregated over a ten-year period.

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

Print Date : 30-Sep-2003

**DEPT. OF HOMELESS SERVICES - FY 2004**

**Asset Name** : URBAN FAMILY CENTER  
**Address** : 130 BARUCH PLACE  
**Borough** : MANHATTAN  
**Program / Asset #** : DHS0073.000 / 4445  
**Area Sq Ft** : 91,283  
**Date of Survey** : 14-May-2003  
**Areas Surveyed** : Basement, Roof, Floors 1,3,5,6  
**Agency's Number** : FM07  
**Yr Built/Renovated** : 1941 / 1978  
**Project Type** : HOMELESS SERVICES  
**Landmark Status** : NONE

<b>CAPITAL BUDGET</b>	<b>FY 2005 - 2008</b>	<b>FY 2009 - 2014</b>
Exterior Architecture	\$826,800	\$158,500
Electrical		\$627,900
Mechanical	\$50,100	\$57,100
<b>Total</b>	<b>\$876,900</b>	<b>\$843,400</b>
Priority A	\$826,800	\$158,500
Priority B	\$50,100	\$684,900
<b>Total</b>	<b>\$876,900</b>	<b>\$843,400</b>

<b>EXPENSE BUDGET</b>	<b>FY 2005</b>	<b>FY 2006</b>	<b>FY 2007</b>	<b>FY 2008</b>
Exterior Architecture	\$123,400			\$22,900
Interior Architecture	\$41,800		\$5,300	
Electrical	\$8,700	\$38,600	\$4,100	\$38,700
Mechanical	\$23,700	\$8,900	\$32,600	\$13,700
<b>Total</b>	<b>\$197,700</b>	<b>\$47,500</b>	<b>\$42,000</b>	<b>\$75,300</b>
Priority A	\$123,400			\$22,900
Priority B	\$58,900	\$47,500	\$36,700	\$52,500
Priority C	\$15,400		\$5,300	
<b>Total</b>	<b>\$197,700</b>	<b>\$47,500</b>	<b>\$42,000</b>	<b>\$75,300</b>



Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
Maintenance \$ are aggregated over a ten-year period.

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

**DEPT. OF HOMELESS SERVICES - 071**  
**URBAN FAMILY CENTER**  
**Asset # : 4445**

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	Now	\$29,900	LIFE	**	5	\$3,200	A
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Near Entrance To Gas Main In Wing N</i>								
Cast Stone/Terra Cotta	5%	Now	\$75,000	LIFE	**	3-5	\$29,700	A
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Top Section Of Facades</i>								
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : At Corners</i>								
Masonry: Brick	10%	Now	\$311,100	LIFE	**	5	\$18,600	A
<i>Diagonal Cracks, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Bulkheads</i>								
<i>Horizontal Cracks, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Bulkheads</i>								
<i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Bulkheads</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Bulkheads</i>								
Masonry: Brick	75%	Now	\$233,300	LIFE	**	5	\$139,900	A
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Over Windows At Entrance To Basement Of F Wing</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Loose Units, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Over Windows At Entrance To Basement Of F Wing</i>								
Pre-Cast Concrete	5%	Now	\$8,300	LIFE	**	3-5	\$24,500	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Window Sills</i>								
Windows								
Aluminum	90%			2030	**	5	\$8,400	A
Metal Clad	5%	Now	\$18,500	2039	**	5	\$200	A
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Stairs</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Stairs</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Stairs</i>								
Metal Louvers	5%			2030	**	5	\$8,100	A

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
Maintenance \$ are aggregated over a ten-year period.

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

**DEPT. OF HOMELESS SERVICES - 071**  
**URBAN FAMILY CENTER**  
**Asset # : 4445**

<b>Architecture</b>		<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>		
<b>Exterior</b>									
<b>Parapets</b>									
Masonry: Brick	80%	Now	\$26,000	LIFE	**	3	\$18,000	A	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : At Corners</i>									
<i>Spalling, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
Metal: Cage/Fence	20%			2014	\$7,100	3	\$2,100	A	
<b>Roof</b>									
Built-Up (BUR)	97%	Now	\$207,500	2024	**			A	
<i>Blisters, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : Throughout</i>									
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Bulkheads</i>									
<i>Worn/Eroded, Extent : Severe, Area Affected : 20%</i>									
<i>Location : Bulkheads</i>									
Skylight, Metal/Glass	3%	Now	\$32,000	2024	**	3	\$4,200	A	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : Bulkheads</i>									
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Bulkheads</i>									
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Bulkheads</i>									
<b>Interior</b>									
<b>Floors</b>									
Cast in Place Concrete	5%			LIFE	**	5	\$3,900	C	
Ceramic Tile	10%			2042	**	5	\$10,600	C	
Vinyl Tile	85%			2029	**	5	\$18,800	C	
<b>Interior Walls</b>									
Ceramic Tile	5%			LIFE	**	5	\$3,100	C	
Gypsum Board	70%			LIFE	**	5	\$12,500	C	
Plaster	25%			LIFE	**	5	\$11,200	C	
<b>Ceilings</b>									
Gypsum Board	90%			LIFE	**	5	\$20,500	B	
Plaster	10%	Now	\$16,200	LIFE	**	5	\$1,700	B	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Bulkheads</i>									
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Bulkheads</i>									

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

Under 600 Volts

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
Maintenance \$ are aggregated over a ten-year period.

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

**DEPT. OF HOMELESS SERVICES - 071**  
**URBAN FAMILY CENTER**  
**Asset # : 4445**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	100%			2014	\$24,600	5	\$6,600	B
<b>Switchgear</b>								
Fused Disc Sw	100%			2014	\$63,900	3-5	\$4,800	B
<b>Raceway</b>								
Conduit	15%			2040	**			B
Conduit	85%			2014	\$49,800			B
<b>Panelboards</b>								
Fused Disc Sw	10%			2036	**	3	\$400	B
Fused Disc Sw	15%			2013	\$8,700	3	\$600	B
Molded Case Bkrs	5%			2036	**	3	\$200	B
Molded Case Bkrs	70%			2013	\$40,700	3	\$2,600	B
<b>Wiring</b>								
Thermoplastic	15%			2040	**			B
Thermoplastic	85%			2014	\$56,800			B
<b>Motor Controllers</b>								
Locally Mounted	20%			2031	**	5	\$700	B
Locally Mounted	80%			2012	\$65,700	5	\$2,700	B
<b>Ground</b>								
<b>Grounding Devices</b>								
Metal Water Pipe	100%	2-4	\$6,400	2034	**			B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : basement</i>								
<i>Explanation : Corroded</i>								
<b>Lighting</b>								
<b>General Lighting</b>								
Exit	2%			2009	\$800	2	\$300	B
Fluorescent	94%			2014	\$351,000	2	\$190,200	B
HID	1%			2009	\$2,600	2	\$2,000	B
Incandescent	3%			2009	\$11,200	2	\$6,100	B

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
<b>Energy Source</b>								
Fuel Oil	10%			2024	**	4	\$200	B
Natural Gas	90%			2034	**	3	\$1,100	B

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
Maintenance \$ are aggregated over a ten-year period.

\*\* 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 System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Heating</b>								
Conversion Equipment Steam Boiler	100%			2019	**	3	\$27,200	B
Distribution Steam Piping/Pump	100%	Now	\$50,100	2024	**	3	\$10,300	B
<i>Leak Evident, Extent : Moderate, Area Affected : 10%</i> <i>Location : Basement</i>								
<b>Ventilation</b>								
Distribution Ductwork/Diffusers	100%			LIFE	**	2	\$79,600	B
Exhaust Fans Roof	100%			2014	\$57,100	2-10	\$38,400	B
<b>Plumbing</b>								
H/C Water Piping Galv Iron/Steel	100%			2019	**	3-5	\$13,600	B
Hot Water Heater Gas Fired	100%			2012	\$16,700	3-5	\$17,200	B
Sanitary Piping Cast Iron	100%	Now	\$7,800	2024	**			B
<i>Broken, Extent : Light, Area Affected : 5%</i> <i>Location : Basement</i>								
Storm Drain Piping Cast Iron	100%			2024	**			B
Sump Pump(s) Rigid Piping	100%			2014	\$8,800	4	\$2,000	B
Non-Water Piping Natural Gas	100%			2024	**	3	\$1,200	B
Sewage Ejector(s) Electric	100%			2014	\$8,800	4	\$2,000	B

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
Maintenance \$ are aggregated over a ten-year period.

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

Print Date : 30-Sep-2003

**DEPT. OF HOMELESS SERVICES - FY 2004**

**Asset Name** : VETERANS SRO - EAST HARLEM  
**Address** : 22 EAST 119TH STREET  
**Borough** : MANHATTAN  
**Program / Asset #** : DHS0059.000 / 2594  
**Area Sq Ft** : 66,490  
**Date of Survey** : 17-Jan-2001  
**Areas Surveyed** : Basement, Roof, Floors 1,2,4,6

**Agency's Number** : N/A  
**Yr Built/Renovated** : 1992 /  
**Project Type** : HOMELESS SERVICES  
**Landmark Status** : NONE

<b>CAPITAL BUDGET</b>	<b>FY 2005 - 2008</b>	<b>FY 2009 - 2014</b>
Exterior Architecture	\$41,700	\$323,900
Electrical		\$105,500
<b>Total</b>	<b>\$41,700</b>	<b>\$429,400</b>
Priority A	\$41,700	\$323,900
Priority B		\$105,500
<b>Total</b>	<b>\$41,700</b>	<b>\$429,400</b>

<b>EXPENSE BUDGET</b>	<b>FY 2005</b>	<b>FY 2006</b>	<b>FY 2007</b>	<b>FY 2008</b>
Exterior Architecture			\$7,400	\$8,200
Interior Architecture	\$9,600			
Electrical	\$3,700	\$28,500	\$5,600	\$29,100
Mechanical	\$17,300	\$700	\$36,500	\$6,600
Elevators/Escalators	\$5,900	\$5,900	\$5,900	\$5,900
<b>Total</b>	<b>\$36,500</b>	<b>\$35,100</b>	<b>\$55,400</b>	<b>\$49,800</b>
Priority A			\$7,400	\$8,200
Priority B	\$26,900	\$35,100	\$48,000	\$41,600
Priority C	\$9,600			
<b>Total</b>	<b>\$36,500</b>	<b>\$35,100</b>	<b>\$55,400</b>	<b>\$49,800</b>



Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Maintenance \$ are aggregated over a ten-year period.

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

**DEPT. OF HOMELESS SERVICES - 071**  
**VETERANS SRO - EAST HARLEM**  
**Asset # : 2594**

Architecture System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Exterior</b>								
Exterior Walls								
Masonry: Brick	85%			LIFE	**	5	\$115,400	A
Window Wall	15%			2025	**	6	\$14,800	A
<b>Windows</b>								
Aluminum	95%			2028	**	5	\$6,500	A
Glass Block	5%			LIFE	**	5	\$200	A
<b>Parapets</b>								
Concr Masonry Unit	50%			LIFE	**	3	\$6,700	A
Masonry: Brick	50%			LIFE	**	3	\$8,200	A
<b>Roof</b>								
Modified Bitumen	100%	Now	\$41,700	2012	\$208,500			A
<i>Miss/Damgd Flashings, Extent : Moderate, Area Affected : 15%</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : ROOMS 601 AND 605</i>								
<b>Interior</b>								
Floors								
Ceramic Tile	5%			2040	**	5	\$3,800	C
Vinyl Tile	95%			2040	**	5	\$15,300	C
<b>Interior Walls</b>								
Concr Masonry Unit	15%			LIFE	**	5	\$1,800	C
Glass: Single Pane	15%			LIFE	**	5	\$8,300	C
Gypsum Board	70%			LIFE	**	5	\$4,600	C
<b>Ceilings</b>								
Exposed Concrete	65%			LIFE	**			B
Gypsum Board	35%			LIFE	**	5	\$2,900	B
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : ROOMS 601 AND 605</i>								

Electrical System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Under 600 Volts</b>								
Service Equipment								
Fused Disc Sw	100%			2022	**	5	\$4,800	B
<b>Switchgear</b>								
Fused Disc Sw	100%			2022	**	3-5	\$3,000	B
<b>Raceway</b>								
Conduit	95%			2022	**			B
Conduit	5%			2032	**			B

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
Maintenance \$ are aggregated over a ten-year period.

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

**DEPT. OF HOMELESS SERVICES - 071**  
**VETERANS SRO - EAST HARLEM**  
**Asset # : 2594**

<b>Electrical</b>		<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>		
<b>Under 600 Volts</b>									
<b>Panelboards</b>									
Molded Case Bkrs	5%			2028	**	3	\$100	B	
Molded Case Bkrs	95%			2020	**	3	\$3,500	B	
<b>Wiring</b>									
Thermoplastic	95%			2022	**			B	
Thermoplastic	5%			2032	**			B	
<b>Motor Controllers</b>									
Locally Mounted	80%			2017	**	5	\$2,000	B	
Locally Mounted	20%	Now	\$2,300	2032	**	5	\$200	B	
<i>Not in Service, Extent : Moderate, Area Affected : 100%</i>									
<b>Ground</b>									
Grounding Devices Not Accessible	100%							D	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>									
<i>Explanation : COVERED WITH INSULATION</i>									
<b>Stand-by Power</b>									
<b>Transfer Switches</b>									
Automatic	100%			2017	**	3-5	\$2,400	B	
<b>Generators</b>									
Diesel	100%			2015	**	5	\$400	B	
<b>Batteries</b>									
Lead/Acid	100%			2006	\$500			B	
<b>Lighting</b>									
<b>General Lighting</b>									
Exit	5%			2017	**	2	\$600	B	
Fluorescent	95%			2012	\$105,500	2	\$140,000	B	
<b>Lightning Protection</b>									
<b>Arresters</b>									
Copper	100%			2012	\$4,500			B	

<b>Mechanical</b>		<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>		
<b>Heating</b>									
<b>Energy Source</b>									
Natural Gas	100%			2032	**	3	\$1,200	B	
<b>Conversion Equipment</b>									
Furnace	40%			2017	**	3	\$600	B	
Hot Water Boiler	60%			2025	**	3	\$10,300	B	

*Note : All \$ estimates are in current dollars and are not escalated for potential future inflation. Maintenance \$ are aggregated over a ten-year period.*

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

**DEPT. OF HOMELESS SERVICES - 071**  
**VETERANS SRO - EAST HARLEM**  
**Asset # : 2594**

Mechanical System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Heating</b>								
Distribution								
Hot Wtr Piping/Pump	100%			2028	**	3-4	\$8,900	B
Terminal Devices								
Convactor/Radiator	100%			2025	**	2	\$36,500	B
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2028	**	5	\$500	B
Conversion Equipment								
Ext Pkg Unit - Cool	10%			2015	**			B
No Component	90%							D
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$46,400	B
Exhaust Fans								
Interior	10%			2017	**	3-10	\$2,700	B
Roof	90%			2017	**	2-10	\$25,200	B
<b>Plumbing</b>								
H/C Water Piping								
Single Type	100%			2025	**	3-5	\$11,500	B
Hot Water Heater								
Single Type	100%			2013	\$12,200	3-5	\$14,100	B
Sanitary Piping								
Single Type	100%			2032	**			B
Storm Drain Piping								
Single Type	100%			2032	**			B
Sump Pump(s)								
Single Type	100%			2010	\$8,800	4	\$2,000	B
Non-Water Piping								
Single Type	100%			2022	**	3	\$900	B

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
Maintenance \$ are aggregated over a ten-year period.

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

Print Date : 30-Sep-2003

**DEPT. OF HOMELESS SERVICES - FY 2004**

**Asset Name** : WAYSIDE MCDONOUGH RESIDENCE  
**Address** : 771-775 MCDONOUGH 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-May-2003                      **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,4

<b>CAPITAL BUDGET</b>	<b>FY 2005 - 2008</b>	<b>FY 2009 - 2014</b>
Exterior Architecture		\$23,600
<b>Total</b>		<b>\$23,600</b>
Priority A		\$23,600
<b>Total</b>		<b>\$23,600</b>

<b>EXPENSE BUDGET</b>	<b>FY 2005</b>	<b>FY 2006</b>	<b>FY 2007</b>	<b>FY 2008</b>
Exterior Architecture	\$47,600		\$900	\$4,400
Interior Architecture	\$32,600		\$13,000	
Electrical	\$500	\$8,900	\$1,200	\$8,600
Mechanical	\$15,600	\$6,700	\$19,600	\$1,200
<b>Total</b>	<b>\$96,300</b>	<b>\$15,600</b>	<b>\$34,600</b>	<b>\$14,200</b>
Priority A	\$47,600		\$900	\$4,400
Priority B	\$18,900	\$15,600	\$20,800	\$9,800
Priority C	\$29,700		\$13,000	
<b>Total</b>	<b>\$96,300</b>	<b>\$15,600</b>	<b>\$34,600</b>	<b>\$14,200</b>



Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Maintenance \$ are aggregated over a ten-year period.

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

**DEPT. OF HOMELESS SERVICES - 071**  
**WAYSIDE MCDONOUGH RESIDENCE**  
**Asset # : 4458**

Architecture System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Exterior</b>								
Exterior Walls								
Masonry: Brick	45%			LIFE	**	5	\$22,800	A
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Areaways</i>							
	<i>Explanation : Stucco On Brick</i>							
Masonry: Brick	50%			LIFE	**	5	\$25,300	A
Metal Panel	5%			2034	**	5	\$600	A
<b>Windows</b>								
Aluminum	95%	Now	\$17,100	2030	**	5	\$2,700	A
	<i>Crwt/Balnc Not Funct, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
	<i>Loose/Miss Fasteners, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Throughout</i>							
Metal Clad	5%			2022	**	5	\$300	A
<b>Parapets</b>								
Masonry: Brick	75%			LIFE	**	3	\$16,500	A
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Interior Face And Areaways</i>							
	<i>Explanation : Stucco On Brick</i>							
Metal Cornice	10%			2022	**	3	\$1,100	A
Metal Panel	10%			2034	**	3	\$1,100	A
Metal Rail	5%			2017	**	3	\$300	A
<b>Roof</b>								
Modified Bitumen	38%			2014			\$23,600	A
Modified Bitumen	60%			2022	**			A
	<i>Recent Replace Evident, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : West Wing</i>							
Skylight, Metal/Glass	2%	Now	\$2,300	2024	**	3	\$600	A
	<i>Miss/Damgd Flashings, Extent : Moderate, Area Affected : 15%</i>							
	<i>Location : Bulkhead</i>							
	<i>Water Penetration, Extent : Light, Area Affected : 5%</i>							
	<i>Location : Bulkhead</i>							
<b>Interior</b>								

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
Maintenance \$ are aggregated over a ten-year period.

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

**DEPT. OF HOMELESS SERVICES - 071**  
**WAYSIDE MCDONOUGH RESIDENCE**  
**Asset # : 4458**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Floors</b>								
Carpet	5%			2016	**	3	\$1,700	C
Ceramic Tile	25%			2042	**	5	\$6,500	C
Vinyl Tile	15%			2042	**	5	\$800	C
Vinyl Tile	10%	2-4	\$22,300	2054	**	5	\$300	C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : First Floor Offices</i>								
<i>Poor Subfloor Evident, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : First Floor Offices</i>								
Wood	45%			2042	**	5	\$17,500	C
<b>Interior Walls</b>								
Ceramic Tile	25%			LIFE	**	5	\$8,100	C
Gypsum Board	75%			LIFE	**	5	\$6,900	C
<b>Ceilings</b>								
Gypsum Board	100%			LIFE	**	5	\$5,600	B

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	100%			2024	**	5	\$3,300	B
<b>Switchgear</b>								
Fused Disc Sw	100%			2024	**	3-5	\$2,000	B
<b>Raceway</b>								
Conduit	100%			2024	**			B
<b>Panelboards</b>								
Molded Case Bkrs	100%			2022	**	3	\$1,900	B
<b>Wiring</b>								
Thermoplastic	100%			2024	**			B
<b>Motor Controllers</b>								
Locally Mounted	100%			2019	**	5	\$1,700	B
<b>Ground</b>								
<b>Grounding Devices</b>								
Metal Water Pipe	100%			2012	\$6,400			B
<i>Corroded, Extent : Moderate, Area Affected : 50%</i>								
<b>Lighting</b>								

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
Maintenance \$ are aggregated over a ten-year period.

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

**DEPT. OF HOMELESS SERVICES - 071**  
**WAYSIDE MCDONOUGH RESIDENCE**  
**Asset # : 4458**

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

**Lighting**

General Lighting								
Emergency	5%			2014	\$1,300	2	\$200	B
Exit	5%			2019	**	2	\$200	B
Fluorescent	85%			2014	\$32,100	2	\$42,600	B
Incandescent	5%			2009	\$1,900	2	\$2,500	B

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

**Heating**

Energy Source								
Electricity	5%			2030	**	3		B
Natural Gas	95%			2034	**	3	\$600	B
Conversion Equipment								
Hot Water Boiler	95%			2027	**	3	\$11,200	B
Radiant Heater	5%			2019	**	3	\$600	B
Distribution								
Hot Wtr Piping/Pump	100%			2030	**	3-4	\$8,700	B
Terminal Devices								
Convactor/Radiator	100%			2027	**	2	\$25,100	B

**Ventilation**

Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$40,000	B
Exhaust Fans								
Roof	100%	Now	\$1,400	2019	**	2-6	\$10,800	B
<i>Broken, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Roof</i>								

**Plumbing**

H/C Water Piping								
Galv Iron/Steel	100%			2019	**	3-5	\$6,800	B
Hot Water Heater								
Gas Fired	100%			2013	\$8,400	3-5	\$9,700	B
<i>Recent Replace Evident, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Boiler Room</i>								
Sanitary Piping								
Cast Iron	100%			2024	**			B
Storm Drain Piping								
Cast Iron	100%			2024	**			B
Non-Water Piping								
Natural Gas	100%			2034	**	3	\$600	B

*Note : All \$ estimates are in current dollars and are not escalated for potential future inflation. Maintenance \$ are aggregated over a ten-year period.*

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

**DEPT. OF HOMELESS SERVICES - 071**  
**WAYSIDE MCDONOUGH RESIDENCE**  
**Asset # : 4458**

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

Print Date : 30-Sep-2003

**DEPT. OF HOMELESS SERVICES - FY 2004**

**Asset Name** : WEBSTER HOUSING  
**Address** : 1075 WEBSTER AVENUE  
**Borough** : BRONX  
**Program / Asset #** : DHS0079.000 / 4451  
**Area Sq Ft** : 57,913  
**Date of Survey** : 12-May-2003  
**Areas Surveyed** : Basement, Roof, Floors 1,3,5,7,9  
**Agency's Number** : SR01  
**Yr Built/Renovated** : 1991 /  
**Project Type** : HOMELESS SERVICES  
**Landmark Status** : NONE

<b>CAPITAL BUDGET</b>	<b>FY 2005 - 2008</b>	<b>FY 2009 - 2014</b>
Exterior Architecture	\$118,000	\$118,000
Interior Architecture		\$53,000
<b>Total</b>	<b>\$118,000</b>	<b>\$171,000</b>
Priority A	\$118,000	\$118,000
Priority C		\$53,000
<b>Total</b>	<b>\$118,000</b>	<b>\$171,000</b>

<b>EXPENSE BUDGET</b>	<b>FY 2005</b>	<b>FY 2006</b>	<b>FY 2007</b>	<b>FY 2008</b>
Exterior Architecture	\$21,000		\$3,600	\$2,700
Interior Architecture	\$18,900		\$10,900	\$1,600
Electrical	\$25,000	\$1,000	\$27,700	\$200
Mechanical	\$18,300	\$12,000	\$24,500	\$1,400
Elevators/Escalators	\$17,800	\$17,800	\$17,800	\$17,800
<b>Total</b>	<b>\$100,900</b>	<b>\$30,800</b>	<b>\$84,500</b>	<b>\$23,600</b>
Priority A	\$21,000		\$3,600	\$2,700
Priority B	\$66,800	\$30,800	\$70,000	\$20,900
Priority C	\$13,100		\$10,900	
<b>Total</b>	<b>\$100,900</b>	<b>\$30,800</b>	<b>\$84,500</b>	<b>\$23,600</b>



Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Maintenance \$ are aggregated over a ten-year period.

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

**DEPT. OF HOMELESS SERVICES - 071**  
**WEBSTER HOUSING**  
**Asset # : 4451**

<b>Architecture</b>	<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Exterior</b>								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	**	5	\$4,300	A
Masonry: Brick	95%			LIFE	**	5	\$236,000	A
<b>Windows</b>								
Aluminum	100%			2030	**	5	\$6,200	A
<b>Parapets</b>								
Masonry: Brick	80%			LIFE	**	3	\$10,700	A
Metal: Cage/Fence	20%			2019	**	3	\$700	A
<b>Roof</b>								
IRMA/Protected Membrane	80%	0-2	\$13,100	2019	**	5	\$7,500	A
	<i>Miss/Damgd Flashings, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Main Roof</i>							
Metal Panel	15%			2027	**	5	\$4,700	A
Skylight, Metal/Glass	5%			2034	**	3	\$3,100	A
<b>Interior</b>								
Floors								
Carpet	15%			2013	\$53,000	3	\$12,900	C
Cast in Place Concrete	10%			LIFE	**	5	\$5,000	C
Ceramic Tile	5%			2042	**	5	\$3,300	C
Vinyl Tile	70%			2042	**	5	\$9,800	C
<b>Interior Walls</b>								
Ceramic Tile	5%			LIFE	**	5	\$2,000	C
Glass: Single Pane	10%			LIFE	**	5	\$9,600	C
Gypsum Board	85%			LIFE	**	5	\$9,600	C
<b>Ceilings</b>								
AcousTileSusp.Lay-In	5%			2023	**	5	\$800	B
AcousTileSusp.Lay-In	15%			2023	**	5	\$2,400	B
Gypsum Board	80%			LIFE	**	5	\$11,600	B

<b>Electrical</b>	<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
Switchgear								
Fused Disc Sw	100%			2034	**	3-5	\$2,600	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Explanation : 3000A MAIN FUSED DISCONNECT SWITCH ATTACHED TO THE SWITCHBOARD.</i>							

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
Maintenance \$ are aggregated over a ten-year period.

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

**DEPT. OF HOMELESS SERVICES - 071**  
**WEBSTER HOUSING**  
**Asset # : 4451**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Under 600 Volts								
Raceway								
Conduit	100%			2034	**			B
Panelboards								
Fused Disc Sw	5%			2030	**	3	\$100	B
Molded Case Bkrs	95%			2030	**	3	\$2,300	B
Wiring								
Thermoplastic	100%			2034	**			B
Motor Controllers								
Locally Mounted	100%			2027	**	5	\$2,100	B
Ground								
Grounding Devices Not Accessible	100%							D
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Explanation : Covered With Insulation</i>								
Stand-by Power								
Transfer Switches								
Automatic	100%			2027	**	3-5	\$2,000	B
Generators								
Diesel	100%			2023	**	5	\$400	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Explanation : 230kw Dmi Genset.</i>								
Batteries								
Nickel Cadium	100%			2007	\$500			B
Lighting								
General Lighting								
Exit	3%			2019	**	2	\$300	B
Fluorescent	96%			2019	**	2	\$123,200	B
HID	1%			2019	**	2	\$1,300	B
Lightning Protection								
Arresters								
Steel	100%			2012	\$2,700			B

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Heating								
Energy Source								
Fuel Oil	10%			2034	**	4	\$200	B
Natural Gas	90%			2034	**	3	\$700	B

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
Maintenance \$ are aggregated over a ten-year period.

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

**DEPT. OF HOMELESS SERVICES - 071**  
**WEBSTER HOUSING**  
**Asset # : 4451**

System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Heating</b>								
Conversion Equipment Hot Water Boiler	100%			2027	**	3	\$14,900	B
Distribution Hot Wtr Piping/Pump	100%			2030	**	3-4	\$11,000	B
Terminal Devices Air Handler	20%			2019	**			B
Convector/Radiator	80%			2027	**	2	\$25,400	B
<b>Air Conditioning</b>								
Energy Source Electricity	100%			2030	**	5	\$500	B
Conversion Equipment Int Pkg Unit - Cool	10%			2015	**			B
No Component	90%							D
<b>Ventilation</b>								
Distribution Ductwork/Diffusers	100%			LIFE	**	2	\$50,500	B
Exhaust Fans Roof	100%			2019	**	2-10	\$24,400	B
<b>Plumbing</b>								
H/C Water Piping Galv Iron/Steel	100%			2027	**	3-5	\$8,600	B
Hot Water Heater Gas Fired	100%			2012	\$10,600	3-5	\$10,900	B
Sanitary Piping Cast Iron	100%			2034	**			B
Storm Drain Piping Cast Iron	100%			2034	**			B
Sump Pump(s) Rigid Piping	100%			2019	**	4	\$1,300	B

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
Maintenance \$ are aggregated over a ten-year period.

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

Print Date : 30-Sep-2003

**DEPT. OF HOMELESS SERVICES - FY 2004**

**Asset Name** : WILLOW SHELTER  
**Address** : 781 EAST 135TH STREET  
**Borough** : BRONX  
**Program / Asset #** : DHS0075.000 / 4447  
**Area Sq Ft** : 29,000  
**Date of Survey** : 12-May-2003  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4  
**Agency's Number** : HX010  
**Yr Built/Renovated** : 1886 /  
**Project Type** : HOMELESS SERVICES  
**Landmark Status** : NONE

<b>CAPITAL BUDGET</b>	<b>FY 2005 - 2008</b>	<b>FY 2009 - 2014</b>
Exterior Architecture	\$424,700	\$54,200
Interior Architecture	\$1,720,500	
Mechanical		\$498,800
<b>Total</b>	<b>\$2,145,200</b>	<b>\$553,000</b>
Priority A	\$424,700	\$54,200
Priority B	\$1,339,800	\$498,800
Priority C	\$380,700	
<b>Total</b>	<b>\$2,145,200</b>	<b>\$553,000</b>

<b>EXPENSE BUDGET</b>	<b>FY 2005</b>	<b>FY 2006</b>	<b>FY 2007</b>	<b>FY 2008</b>
Exterior Architecture	\$6,600		\$1,200	\$800
Interior Architecture	\$36,400			
Electrical	\$12,100	\$100	\$12,500	\$100
Mechanical	\$10,000	\$4,500	\$3,100	\$7,400
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$68,900</b>	<b>\$8,600</b>	<b>\$20,800</b>	<b>\$12,200</b>
Priority A	\$6,600		\$1,200	\$800
Priority B	\$26,000	\$8,600	\$19,500	\$11,400
Priority C	\$36,400			
<b>Total</b>	<b>\$68,900</b>	<b>\$8,600</b>	<b>\$20,800</b>	<b>\$12,200</b>



Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Maintenance \$ are aggregated over a ten-year period.

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

**DEPT. OF HOMELESS SERVICES - 071**  
**WILLOW SHELTER**  
**Asset # : 4447**

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	2%	Now	\$35,400	LIFE	**	5	\$400	A
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 45%</i> <i>Location : East Facade,exit (concrete landing).</i> <i>Explanation : Horizontal Joints Are Separating Due To Floor Deflection</i> <i>Exposed Reinforcing, Extent : Moderate, Area Affected : 45%</i> <i>Location : East Facade,exit (concrete landing).</i> <i>Explanation : Horizontal Joints Are Separating Due To Floor Deflection</i> <i>Spalling, Extent : Moderate, Area Affected : 45%</i> <i>Location : East Facade,exit(concrete landing).</i> <i>Explanation : Horizontal Joints Are Separating Due To Floor Deflection</i>								
Masonry: Brick	5%	Now	\$46,100	LIFE	**	5	\$2,800	A
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 85%</i> <i>Location : East Facade ,retaining wall-at areaway.</i> <i>Explanation : Horizontal Joints Are Separating Due To Floor Deflection</i> <i>Misaligned/Bulging, Extent : Severe, Area Affected : 85%</i> <i>Location : East Facade retaining wall at areaway.</i> <i>Explanation : Horizontal Joints Are Separating Due To Floor Deflection</i> <i>Spalling, Extent : Severe, Area Affected : 85%</i> <i>Location : East Facade,retaining wall-at areaway.</i> <i>Explanation : Horizontal Joints Are Separating Due To Floor Deflection</i>								
Masonry: Brick	93%	Now	\$343,100	LIFE	**	5	\$51,400	A
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 25%</i> <i>Location : Throughout,North Facade,South Facade,East Facade,West Facade</i> <i>Explanation : Horizontal Joints Are Separating Due To Floor Deflection</i> <i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 100%</i> <i>Location : Throughout,East Facade,North Facade,South Facade,West Facade</i> <i>Explanation : Horizontal Joints Are Separating Due To Floor Deflection</i> <i>Misaligned/Bulging, Extent : Severe, Area Affected : 15%</i> <i>Location : north-west corner,above 4th.fl.window.</i> <i>Explanation : Horizontal Joints Are Separating Due To Floor Deflection</i> <i>Spalling, Extent : Moderate, Area Affected : 25%</i> <i>Location : East Facade</i> <i>Explanation : Horizontal Joints Are Separating Due To Floor Deflection</i> <i>Water Penetration, Extent : Moderate, Area Affected : 15%</i> <i>Location : West Facade-at areaway.</i> <i>Explanation : Horizontal Joints Are Separating Due To Floor Deflection</i>								
Windows								
Aluminum	90%			2022	**	5	\$2,500	A
Wood	10%	Now	\$5,800	2039	**	5	\$200	A
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 75%</i> <i>Location : Basement</i> <i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i> <i>Location : Basement</i> <i>Split/Cracked, Extent : Moderate, Area Affected : 50%</i> <i>Location : Basement</i>								

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
Maintenance \$ are aggregated over a ten-year period.

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

**DEPT. OF HOMELESS SERVICES - 071**  
**WILLOW SHELTER**  
**Asset # : 4447**

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Parapets								
Metal Rail	100%			2023	**	3	\$3,100	A
	<i>Recent Repair Evident, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Over Main Roof</i>							
Roof								
Roll Roofing	100%			2022	**			A
	<i>Drains Clogged, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Main Roof</i>							
	<i>Recent Replace Evident, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Main Roof</i>							
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$2,500	C
Ceramic Tile	5%			2029	**	5	\$1,700	C
Vinyl Tile	25%			2049	**	5	\$1,800	C
	<i>Recent Replace Evident, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : First Floor</i>							
Wood	60%	Now	\$380,700	2054	**	5	\$14,900	C
	<i>Deflection Evident, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Throughout, 1st Floor, 2nd Floor, 3rd Floor, 4th Floor</i>							
	<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Throughout, 1st Floor, 2nd Floor, 3rd Floor, 4th Floor</i>							
	<i>Poor Subfloor Evident, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Throughout, 1st Floor, 2nd Floor, 3rd Floor, 4th Floor</i>							
	<i>Split/Cracked, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Throughout, 1st Floor, 2nd Floor, 3rd Floor, 4th Floor</i>							
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Upper Floors</i>							
	<i>Explanation : Structural Stability Of Middle Beams Is Questionable.</i>							
Interior Walls								
Ceramic Tile	5%			LIFE	**	5	\$1,000	C
Concr Masonry Unit	10%	Now	\$27,100	LIFE	**	5	\$500	C
	<i>Horizontal Cracks, Extent : Moderate, Area Affected : 15%</i>							
	<i>Location : 4th Floor</i>							
	<i>Other Observation, Extent : Severe, Area Affected : 25%</i>							
	<i>Location : Fourth Floor</i>							
	<i>Explanation : Horizontal Joints Are Separating Due To Floor Deflection</i>							
Gypsum Board	30%			LIFE	**	5	\$1,700	C
Masonry: Brick	35%			LIFE	**	5	\$12,000	C
Metal Panel	10%			LIFE	**	5	\$1,400	C
Under Construction	10%							D

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
Maintenance \$ are aggregated over a ten-year period.

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

**DEPT. OF HOMELESS SERVICES - 071**  
**WILLOW SHELTER**  
**Asset # : 4447**

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

## Interior

## Ceilings

Exposed Struc: Wood	100%	Now	\$1,339,800	LIFE	**			B
---------------------	------	-----	-------------	------	----	--	--	---

*Dry Rot/Decay, Extent : Moderate, Area Affected : 50%*

*Location : Throughout,Basement,1st Floor,2nd Floor,3rd Floor,4th Floor*

*Split/Cracked, Extent : Moderate, Area Affected : 50%*

*Location : Throughout,Basement,1st Floor,2nd Floor,3rd Floor,4th Floor*

*Worn/Eroded, Extent : Moderate, Area Affected : 75%*

*Location : Throughout,Basement,1st Floor,2nd Floor,3rd Floor,4th Floor*

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

## Under 600 Volts

## Service Equipment

Fused Disc Sw	100%			2024	**	5	\$2,100	B
---------------	------	--	--	------	----	---	---------	---

## Raceway

Conduit	100%			2024	**			B
---------	------	--	--	------	----	--	--	---

## Panelboards

Molded Case Bkrs	100%			2022	**	3	\$1,200	B
------------------	------	--	--	------	----	---	---------	---

## Wiring

Thermoplastic	100%			2024	**			B
---------------	------	--	--	------	----	--	--	---

## Lighting

## General Lighting

Emergency	3%			2014	\$1,000	2	\$200	B
-----------	----	--	--	------	---------	---	-------	---

Exit	3%			2014	\$300	2	\$200	B
------	----	--	--	------	-------	---	-------	---

Fluorescent	94%			2019	**	2	\$60,400	B
-------------	-----	--	--	------	----	---	----------	---

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

## Heating

## Energy Source

Fuel Oil	100%			2014	\$56,200	4	\$1,200	B
----------	------	--	--	------	----------	---	---------	---

## Conversion Equipment

Steam Boiler	100%			2019	**	3	\$8,600	B
--------------	------	--	--	------	----	---	---------	---

## Distribution

Steam Piping/Pump	100%			2014	\$159,200	3	\$4,400	B
-------------------	------	--	--	------	-----------	---	---------	---

## Terminal Devices

Convactor/Radiator	100%			2012	\$215,300	2	\$15,900	B
--------------------	------	--	--	------	-----------	---	----------	---

## Ventilation

*Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
Maintenance \$ are aggregated over a ten-year period.*

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

**DEPT. OF HOMELESS SERVICES - 071**  
**WILLOW SHELTER**  
**Asset # : 4447**

System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ventilation								
Exhaust Fans Interior	100%			2009	\$25,200	3-10	\$11,700	B
Plumbing								
H/C Water Piping Galv Iron/Steel	100%			2012	\$68,100	3-5	\$4,300	B
Hot Water Heater Gas Fired	100%			2009	\$5,300	3-5	\$7,000	B
Sanitary Piping Cast Iron	100%			2024	* *			B
Storm Drain Piping Cast Iron	100%			2014	\$31,800			B
Sump Pump(s) Rigid Piping	100%			2009	\$8,800	4	\$2,000	B
Non-Water Piping Natural Gas	100%			2024	* *	3	\$400	B

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
Maintenance \$ are aggregated over a ten-year period.

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