

Print Date : 23-Oct-2015

**ADMIN. FOR CHILDREN'S SERVICES - FY 2016**

**Asset Name** : B ABOVE CHILD CARE CENTER  
**Address** : 1810 DAVIDSON AVENUE BTWN: WEST 176 ST., WEST 177 S  
**Borough** : BRONX **Agency's Number** : N/A  
**Program / Asset #** : ACS0005.000 / 13415 **Yr Built/Renovated** : 1997 / 2010  
**Area Sq Ft** : 17,761 **Project Type** : CHILDREN'S SERVICES  
**Date of Survey** : 07-Jul-2014 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2  
**Block** : 2861 **Lot** : 129 **BIN** : 2109470

<b>CAPITAL</b>	<b>FY 2017 - 2020</b>	<b>FY 2021 - 2026</b>
Exterior Architecture	\$48,400	\$45,000
Electrical		\$88,300
Mechanical		\$114,400
<b>Total</b>	<b>\$48,400</b>	<b>\$247,700</b>
Importance Code A	\$48,400	\$45,000
Importance Code B		\$202,700
<b>Total</b>	<b>\$48,400</b>	<b>\$247,700</b>

<b>EXPENSE</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>
Exterior Architecture	\$23,200	\$2,000		\$3,900
Interior Architecture	\$13,300	\$3,300	\$1,700	\$4,800
Electrical	\$100	\$400	\$100	\$17,000
Mechanical	\$12,100	\$4,900	\$6,700	\$34,800
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$52,700</b>	<b>\$14,500</b>	<b>\$12,500</b>	<b>\$64,500</b>
Importance Code A	\$24,100	\$2,800	\$900	\$5,100
Importance Code B	\$28,600	\$11,700	\$10,600	\$59,500
Importance Code C			\$1,000	
<b>Total</b>	<b>\$52,700</b>	<b>\$14,500</b>	<b>\$12,500</b>	<b>\$64,500</b>



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

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

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**ADMIN. FOR CHILDREN'S SERVICES - 068**  
**B ABOVE CHILD CARE CENTER**  
**Asset # : 13415**

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick Cavity	93%	Now	\$48,400	LIFE	* *	5	\$26,400	
Graffiti, Extent : Light, Area Affected : 15%								
Location : Throughout								
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%								
Location : At Grade And Window Openings Throughout								
Staining/Discoloring, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Metal Panel	2%			2045	* *	5-10	\$3,900	
Window Wall	5%			2045	* *	5	\$5,300	
Windows								
Aluminum	95%	0-2	\$7,300	2041	* *	5	\$1,800	
Caulking Deteriorated, Extent : Moderate, Area Affected : 15%								
Location : Window Openings								
Glass Block	5%	Now	\$900	LIFE	* *	5	\$100	
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Floor Landing Btwn 1-2 - Main Stair								
Parapets								
Masonry: Brick Cavity	82%			LIFE	* *	5	\$2,900	
Metal Panel	3%			2035	* *	5	\$400	
Metal Rail	5%			2038	* *	5-10	\$3,200	
Pre-Cast Concrete	10%	Now	\$600	LIFE	* *	5	\$2,200	
Caulking Deteriorated, Extent : Moderate, Area Affected : 50%								
Location : Coping Stones Throughout								
Vegetation Growth, Extent : Moderate, Area Affected : 40%								
Location : Throughout								

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**B ABOVE CHILD CARE CENTER**  
**Asset # : 13415**

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Built-Up (BUR)	40%	Now	\$9,000	2025	\$45,000			
	Drains Inad/Misposn, Extent : Moderate, Area Affected : 100%							
	Location : Roof Deck Above 1st Fl							
	Gravel/Slag Surface, Extent : Moderate, Area Affected : 25%							
	Location : Over Second Floor							
	Ponding, Extent : Moderate, Area Affected : 15%							
	Location : At Roof Drains							
	Vegetation Growth, Extent : Moderate, Area Affected : 15%							
	Location : Near Roof Access Doors From 2nd Fl							
Metal Panel	25%	Now	\$1,400	2030		* *		
	Deteriorated Finish, Extent : Moderate, Area Affected : 35%							
	Location : Pitched Roofs Throughout							
	Water Penetration, Extent : Moderate, Area Affected : 10%							
	Location : Se Corner Of Pitched Roof Above Main Entrance. Leak Into Entry Vestibule							
Modified Bitumen	33%	Now	\$2,400	2030		* *		
	Drains Inad/Misposn, Extent : Moderate, Area Affected : 100%							
	Location : Roof Deck Above 2nd Fl							
	Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 5%							
	Location : Downspout On 2nd Fl Roof Deck							
Single Ply Membrane	2%	Now	\$1,700	2035		* *		
	Miss/Damaged Flashings, Extent : Moderate, Area Affected : 15%							
	Location : Over Main Stair							
	Water Penetration, Extent : Moderate, Area Affected : 5%							
	Location : Over Main Stair							
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Over Main Stair							
	Explanation : Temporary Roof Membrane							
Interior								
Floors								
Carpet	10%			2021	\$33,200	3	\$4,000	
Cast in Place Concrete	5%			LIFE		* *	5	\$2,900
Ceramic Tile	5%			2034		* *	5	\$1,300
Quarry Tile	10%			2038		* *	5	\$4,000
Vinyl Tile	70%	0-2	\$3,100	2030		* *	3	\$7,000
	Patching Evident, Extent : Light, Area Affected : 10%							
	Location : Throughout							
	Water Penetration, Extent : Severe, Area Affected : 15%							
	Location : 1st Fl Classroom - South Of Main Stair							
	-							
Interior Walls								
Ceramic Tile	5%			2034		* *	5	\$2,100
Concrete Masonry Unit	10%			LIFE		* *	5	\$1,700
Glass Block	3%			LIFE		* *		
Gypsum Board	82%			LIFE		* *	5	\$20,300

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**Asset # : 13415**

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

**Interior****Ceilings**

AcousTileConcealSpLn	15%			2030	* *	5	\$5,000	
AcousTileSusp.Lay-In	72%	0-2	\$7,600	2030	* *	5	\$9,600	

*Staining/Discoloring, Extent : Moderate, Area Affected : 5%*

*Location : Main Vestibule, 2nd Floor Office*

*Water Penetration, Extent : Moderate, Area Affected : 5%*

*Location : 2nd Fl Office - Opposite Main Stair*

Exposed Struc: Steel	3%			LIFE	* *			
Gypsum Board	10%	0-2	\$2,600	LIFE	* *	5	\$3,300	

*Cracking/Crumbling, Extent : Moderate, Area Affected : 10%*

*Location : Stair Landing Btwn Floors 1-2*

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

*Location : Stair Landing Btwn Floors 1-2*

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

**Under 600 Volts****Service Equipment**

Molded Case Bkrs	100%			2035	* *	5	\$500	
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*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : No Nameplate Ratings On The Service Switch*

**Switchgear / Switchboard**

Molded Case Bkrs	100%			2035	* *	5	\$500	
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**Raceway**

Conduit	100%			2035	* *	1		
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**Panelboards**

Fused Disc Sw	5%			2033	* *	5		
Molded Case Bkrs	95%			2033	* *	5	\$400	

**Wiring**

Thermoplastic	100%			2035	* *	1		
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**Motor Controllers**

Locally Mounted	100%			2030	* *	5	\$100	
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**Ground****Grounding Devices**

Generic	100%			LIFE	* *	5	\$300	
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*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Basement*

*Explanation : Water Main*

**Lighting**

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

**Lighting**

Interior Lighting  
Fluorescent

90% 2030 \* \* 10 \$14,700  
*Other Observation, Extent : Moderate, Area Affected : 100%*  
*Location : Throughout The Building*  
*Explanation : T- 8 Lamps*

Fluorescent

10% 2030 \* \* 10 \$1,600  
*Other Observation, Extent : Moderate, Area Affected : 100%*  
*Location : Throughout The Building*  
*Explanation : Compact Fluorescent Lamps*

Egress Lighting

Exit, Service

50% 2033 \* \* 1

Exit, Battery

50% 2033 \* \* 10 \$600

Exterior Lighting

Fluorescent

20% 2025 \$11,100 10 \$300

HID

80% 2025 \$52,400 10

**Alarm**

Security System

No Component

80%

Generic

20% 2025 \$10,500 1 \$1,300

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

*Location : 1st Floor And Hallways*

*Explanation : Intrusion Alarm, (1) CCTV*

Fire/Smoke Detection

No Component

80%

Generic, Analog

20% 2025 \$35,900

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

*Location : 1st Floor*

*Explanation : Electronic Main Control Panel*

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

**Heating**

Energy Source

Natural Gas

100% 2035 \* \* 1

Conversion Equipment

Furnace

60% 2025 \$12,700 1 \$5,300

*Other Observation, Extent : Light, Area Affected : 60%*

*Location : Roof*

*Explanation : 6 Roof Mounted Units*

Hot Water Boiler

40% 2030 \* \* 1 \$3,500

*Other Observation, Extent : Light, Area Affected : 40%*

*Location : Basement Boiler Room*

*Explanation : 1 Unit*

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**Asset # : 13415**

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Distribution								
Hot Wtr Piping/Pump	40%	Now	\$700	2033	* *	4	\$400	
	Other Observation, Extent : Severe, Area Affected : 5%							
	Location : Boiler Room, Basement							
	Explanation : Hw Supply Pump Is Not Working							
No Component	60%							
Terminal Devices								
Convactor/Radiator	40%			2030	* *	1	\$2,300	
No Component	60%							
Air Conditioning								
Energy Source								
Electricity	100%			2033	* *	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	100%			2025	\$114,400	2	\$1,100	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Roof							
	Explanation : 6 Units							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$9,900	
	Other Observation, Extent : Severe, Area Affected : 7%							
	Location : Throughout							
	Explanation : Insulation Damage							
Exhaust Fans								
Roof	100%			2025	\$13,800	2	\$500	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2035	* *	1		
Water Heater								
Gas Fired	100%			2023	\$4,000	2	\$300	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Rigid Piping	100%			2025	\$10,800	4	\$2,500	
Sewage Ejector(s)								
Electric	100%			2025	\$10,800	4	\$2,500	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : B-2							
	Explanation : One Unit							

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**ADMIN. FOR CHILDREN'S SERVICES - 068**  
**B ABOVE CHILD CARE CENTER**  
**Asset # : 13415**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression									
Sprinkler									
	No Component	80%							
	Generic	20%			2035	* *	1-2	\$1,000	
Chemical System									
	Generic	100%			2020	\$25,500	1-3	\$55,000	

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Print Date : 23-Oct-2015

**ADMIN. FOR CHILDREN'S SERVICES - FY 2016**

**Asset Name** : BLANCHE COMMUNITY DAY CARE CTR.  
**Address** : 109-60 202ND STREET BTWN: HOLLIS AVE., 111 AVE.  
**Borough** : QUEENS **Agency's Number** : N/A  
**Program / Asset #** : ACS0006.000 / 13416 **Yr Built/Renovated** : 1998 / 2011  
**Area Sq Ft** : 16,526 **Project Type** : CHILDREN'S SERVICES  
**Date of Survey** : 29-May-2015 **Landmark Status** : NONE  
**Areas Surveyed** : Floors 1  
**Block** : 10941 **Lot** : 206 **BIN** : 4234212

CAPITAL	FY 2017 - 2020	FY 2021 - 2026
Mechanical		\$90,500
<b>Total</b>		<b>\$90,500</b>
Importance Code B		\$90,500
<b>Total</b>		<b>\$90,500</b>

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$96,800		\$7,700	
Interior Architecture	\$50,800		\$8,600	\$4,100
Electrical	\$600	\$200	\$200	\$200
Mechanical	\$22,100	\$2,300	\$2,100	\$1,000
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$174,300</b>	<b>\$6,400</b>	<b>\$22,600</b>	<b>\$9,200</b>
Importance Code A	\$97,200	\$400	\$8,100	\$400
Importance Code B	\$50,800	\$6,000	\$14,500	\$7,700
Importance Code C	\$26,200			\$1,100
<b>Total</b>	<b>\$174,300</b>	<b>\$6,400</b>	<b>\$22,600</b>	<b>\$9,200</b>



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**ADMIN. FOR CHILDREN'S SERVICES - 068**  
**BLANCHE COMMUNITY DAY CARE CTR.**  
**Asset # : 13416**

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	65%	Now	\$33,800	LIFE	* *	5	\$22,900	
	Water Penetration, Extent : Moderate, Area Affected : 30%							
	Location : Throughout							
Metal/Glass Curt Wall	20%	Now	\$21,900	LIFE	* *	5	\$13,200	
	Repairs in Progress, Extent : Moderate, Area Affected : 20%							
	Location : Throughout							
	Caulking Deteriorated, Extent : Moderate, Area Affected : 15%							
	Location : Throughout							
Metal Panel	5%	Now	\$600	2046	* *	5	\$3,300	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 10%							
	Location : Throughout							
Metal: Cage/Fence	10%			2039	* *	5	\$15,400	
Windows								
Aluminum	100%	4+	\$18,300	2042	* *	5	\$4,500	
	Weather Strip Missing, Extent : Moderate, Area Affected : 20%							
	Location : Throughout							
Parapets								
Concrete Masonry Unit	50%			LIFE	* *	5-10	\$12,500	
Masonry: Brick	45%			LIFE	* *	5-10	\$14,000	
Metal: Cage/Fence	5%	4+	\$400	2031	* *	5	\$700	
	Corrosion/Rusting, Extent : Moderate, Area Affected : 20%							
	Location : Throughout							
Roof								
Metal Panel	10%			2046	* *	10	\$3,000	
	Recent Installation, Extent : Light, Area Affected : 100%							
	Location : Throughout							
Modified Bitumen	90%			2031	* *	10	\$14,500	
Interior								
Floors								
Ceramic Tile	5%			2035	* *	5	\$1,100	
Panel/Paver: Cer/Brk	5%			2042	* *	5	\$2,500	
Quarry Tile	5%			2039	* *	5	\$1,700	
Vinyl Tile	85%	Now	\$15,700	2031	* *	3	\$7,100	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
	Location : Throughout							
Interior Walls								
Ceramic Tile	5%			2035	* *	5	\$2,300	
Concrete Masonry Unit	20%			LIFE	* *	5	\$7,300	
Gypsum Board	20%			LIFE	* *	5-10	\$15,500	
SGFT/Glazed Masonry	55%			LIFE	* *	10	\$12,600	
Ceilings								
AcousTileSusp.Lay-In	70%			2039	* *	5	\$15,500	
Exposed Concrete	20%			LIFE	* *	5-10	\$5,600	
Metal Panel	10%			LIFE	* *	5	\$5,500	

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**ADMIN. FOR CHILDREN'S SERVICES - 068**  
**BLANCHE COMMUNITY DAY CARE CTR.**  
**Asset # : 13416**

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2046	* *	5	\$100	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 800 Amps Main Disconnect Switch								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2046	* *	5	\$400	
Raceway								
Conduit	100%			2046	* *	1		
Panelboards								
Fused Disc Sw	10%			2042	* *	5		
Molded Case Bkrs	90%			2042	* *	5	\$400	
Wiring								
Thermoplastic	100%			2046	* *	1		
Motor Controllers								
Locally Mounted	100%			2039	* *	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$500	
Lighting								
Interior Lighting								
Fluorescent	95%			2031	* *	10	\$14,400	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
Fluorescent	5%			2031	* *	10	\$800	
Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%								
Location : Lobby & Hallway								
Egress Lighting								
Emergency, Battery	50%			2031	* *	10	\$2,000	
Exit, Service	50%			2031	* *	1		
Exterior Lighting								
HID	100%			2031	* *	10	\$100	
Alarm								
Security System								
No Component	70%							
Generic	30%			2031	* *	1	\$1,900	
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2031	* *			

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

Heating

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System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2046	* *	1		
Conversion Equipment								
Hot Water Boiler	50%			2039	* *	1	\$4,100	
		Other Observation, Extent : Light, Area Affected : 100%						
		Location : Basement						
		Explanation : One Unit						
No Component	50%							
		Other Observation, Extent : Light, Area Affected : 0%						
		Location : Roof						
		Explanation : Equipment Accounted For Under The Cooling Section Of This Report						
Distribution								
Hot Wtr Piping/Pump	100%			2042	* *	4	\$1,200	
Terminal Devices								
Convactor/Radiator	50%			2039	* *	1	\$2,700	
No Component	50%							
Air Conditioning								
Energy Source								
Electricity	100%			2042	* *	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	15%	0-2	\$16,000	2036	* *	2	\$100	
		Malfunctioning, Extent : Moderate, Area Affected : 100%						
		Location : Roof, 1 Of 6 Defective Packaged Rooftop Unit						
Ext Pkg Unit - Heating/Cooling	85%			2026	\$90,500	2	\$900	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$14,600	
Exhaust Fans								
Roof	100%			2026	\$12,800	2	\$500	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2046	* *	1		
Water Heater								
Gas Fired	100%			2021	\$3,800	2	\$200	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Rigid Piping	100%			2026	\$10,800	4	\$2,500	
		Other Observation, Extent : Light, Area Affected : 100%						
		Location : Boiler Room						
		Explanation : Pumps Require Maintenance						

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

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

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

**ADMIN. FOR CHILDREN'S SERVICES - 068**  
**BLANCHE COMMUNITY DAY CARE CTR.**  
**Asset # : 13416**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Backflow Preventer								
	No Component	80%							
	Generic	20%			2031	* *	1	\$200	
		Other Observation, Extent : Light, Area Affected : 20%							
		Location : Boiler Room							
		Explanation : Boiler And Hot Water Heater Only							
Fixtures									
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Serves All Floors							
		Explanation : One Unit							
Fire Suppression									
	Sprinkler								
	No Component	90%							
	Generic	10%			2046	* *	1-2	\$500	

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

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

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

Print Date : 23-Oct-2015

**ADMIN. FOR CHILDREN'S SERVICES - FY 2016**

**Asset Name** : CROSSROADS SHELTER ALPHA COTTAGE  
**Address** : 1250 E. 229TH ST.  
**Borough** : BRONX **Agency's Number** : N/A  
**Program / Asset #** : HRA0049.010 / 54 **Yr Built/Renovated** : 1965 / 2012  
**Area Sq Ft** : 4,000 **Project Type** : CHILDREN'S SERVICES  
**Date of Survey** : 07-Feb-2013 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2  
**Block** : 4905 **Lot** : 2 **BIN** : 2097408

CAPITAL	FY 2017 - 2020	FY 2021 - 2026
Electrical	\$153,300	
<b>Total</b>	<b>\$153,300</b>	
Importance Code B	\$153,300	
<b>Total</b>	<b>\$153,300</b>	

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$26,100			\$300
Interior Architecture	\$800			\$700
Electrical	\$400	\$300	\$5,400	\$400
Mechanical	\$500	\$900	\$1,700	\$1,000
<b>Total</b>	<b>\$27,800</b>	<b>\$1,200</b>	<b>\$7,100</b>	<b>\$2,400</b>
Importance Code A	\$26,300	\$200	\$200	\$500
Importance Code B	\$1,500	\$1,000	\$6,900	\$1,900
Importance Code C				
<b>Total</b>	<b>\$27,800</b>	<b>\$1,200</b>	<b>\$7,100</b>	<b>\$2,400</b>



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

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

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

**ADMIN. FOR CHILDREN'S SERVICES - 068**  
**CROSSROADS SHELTER ALPHA COTTAGE**  
**Asset # : 54**

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	98%	Now	\$22,200	LIFE	* *	5	\$3,800	
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%							
	Location : Throughout							
Slate Panels	2%	Now	\$3,900	LIFE	* *	5	\$100	
	Broken/Missing Elements, Extent : Severe, Area Affected : 25%							
	Location : Window Sills							
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%							
	Location : Window Sills							
Windows								
Aluminum	100%			2040	* *	5	\$700	
Parapets								
Masonry: Brick	95%			LIFE	* *	5	\$700	
Masonry: Limestone	5%			LIFE	* *	5		
Roof								
Modified Bitumen	100%			2032	* *	10	\$3,900	
	Recent Replace Evident, Extent : Light, Area Affected : 100%							
	Location : Throughout, 2012							
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	\$700	
Ceramic Tile	5%			2037	* *	5	\$300	
	Recent Replace Evident, Extent : Light, Area Affected : 100%							
	Location : First And Second Floor Bathrooms, 2012							
Vinyl Tile	90%			2032	* *	3	\$2,700	
	Recent Replace Evident, Extent : Light, Area Affected : 100%							
	Location : Throughout First And Second Floor, 2012							
Interior Walls								
Concrete Masonry Unit	70%			LIFE	* *	5	\$1,800	
	Recent Repair Evident, Extent : Light, Area Affected : 100%							
	Location : Throughout Basement, 2012							
Plaster	30%			LIFE	* *	5	\$600	
Ceilings								
Plaster	100%			LIFE	* *	5	\$3,700	

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2044	* *	5		
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 400 Amps Main Disconnect Switch								
Switchgear / Switchboard								
Fused Disc Sw	100%			2044	* *	5		

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

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

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

**ADMIN. FOR CHILDREN'S SERVICES - 068**  
**CROSSROADS SHELTER ALPHA COTTAGE**  
**Asset # : 54**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</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</b>
Under 600 Volts								
Raceway								
Conduit	50%			2044	* *	1		
Conduit	50%			2024	\$4,200	1		
Panelboards								
Fused Disc Sw	5%			2023	\$700	5		
Molded Case Bkrs	95%			2040	* *	5	\$100	
Wiring								
Thermoplastic	70%			2044	* *	1		
Thermoplastic	30%			2024	\$3,100	1		
Motor Controllers								
Locally Mounted	100%			2022	\$18,300	5		
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$100	
Lighting								
Interior Lighting								
Fluorescent	70%			2019	\$153,300	10	\$2,600	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
	<i>Explanation : T-12 Lamps</i>							
Fluorescent	30%			2032	* *	10	\$1,100	
	<i>T-8 Lamps, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
Egress Lighting								
Emergency, Battery	20%			2029	* *	10	\$200	
Emergency, Battery	30%			2019	\$1,600	10	\$300	
Exit, Service	10%			2029	* *	1		
Exit, Service	40%			2019	\$500	1		
Exterior Lighting								
HID	100%			2029	* *	10		
Alarm								
Security System								
No Component	70%							
Generic	30%			2029	* *	1	\$500	
Fire/Smoke Detection								
Generic	100%			2029	* *	1-3	\$2,500	

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</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</b>
Heating								
Energy Source								
Natural Gas	100%			2034	* *	1		

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

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

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

**ADMIN. FOR CHILDREN'S SERVICES - 068**  
**CROSSROADS SHELTER ALPHA COTTAGE**  
**Asset # : 54**

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Hot Water Boiler	100%			2029	* *	1	\$2,000	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Basement					
				Explanation : 1 Gas Fired Modular Hot Water Boiler					
	Distribution								
	Hot Wtr Piping/Pump	100%			2032	* *	4	\$200	
	Terminal Devices								
	Convactor/Radiator	100%			2029	* *	1	\$1,300	
Air Conditioning									
	Energy Source								
	Electricity	100%			2032	* *	1		
	Conversion Equipment								
	Split Unit	100%			2024	\$18,000			
				Recent Repair Evident, Extent : Light, Area Affected : 100%					
				Location : Basement, First And Second Floors					
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2	\$5,200	
	Heat Rejection								
	Remote Air Cond	100%			2024	\$23,300	2	\$2,800	
Ventilation									
	Exhaust Fans								
	Wall Unit	100%	Now	\$100	2024	\$5,900	2	\$100	
				Malfunctioning, Extent : Moderate, Area Affected : 50%					
				Location : Second Floor Toilet Room, Defective Toilet Exhaust Fan					
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2034	* *	1		
	Water Heater								
	Gas Fired	100%			2022	\$900	2	\$100	
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Backflow Preventer								
	Generic	100%			2032	* *	1	\$200	
				Other Observation, Extent : Light, Area Affected : 20%					
				Location : Basement					
				Explanation : Boiler Only					
	Fixtures								
	Generic	100%							
Fire Suppression									
	Sprinkler								
	No Component	90%							
	Generic	10%			2034	* *	1-2	\$100	
				No Backflow Preventer, Extent : Moderate, Area Affected : 100%					
				Location : Basement					

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**ADMIN. FOR CHILDREN'S SERVICES - 068**  
**CROSSROADS SHELTER ALPHA COTTAGE**  
**Asset # : 54**

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

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

Print Date : 23-Oct-2015

**ADMIN. FOR CHILDREN'S SERVICES - FY 2016**

**Asset Name** : CROSSROADS SHELTER MAIN BUILDING  
**Address** : 1250 EAST 229TH STREET  
**Borough** : BRONX **Agency's Number** : N/A  
**Program / Asset #** : HRA0049.000 / 1947 **Yr Built/Renovated** : 1955 / 2012  
**Area Sq Ft** : 37,482 **Project Type** : CHILDREN'S SERVICES  
**Date of Survey** : 07-Feb-2013 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2  
**Block** : 4905 **Lot** : 2 **BIN** : 2097408

<b>CAPITAL</b>	<b>FY 2017 - 2020</b>	<b>FY 2021 - 2026</b>
Exterior Architecture	\$120,400	\$40,900
Interior Architecture	\$43,200	
<b>Total</b>	<b>\$163,700</b>	<b>\$40,900</b>
Importance Code A	\$120,400	\$40,900
Importance Code B	\$43,200	
<b>Total</b>	<b>\$163,700</b>	<b>\$40,900</b>

<b>EXPENSE</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>
Exterior Architecture	\$1,700			\$3,600
Interior Architecture	\$56,700	\$3,500	\$10,700	\$1,500
Electrical	\$5,500	\$6,500	\$33,800	\$5,200
Mechanical	\$9,800	\$7,100	\$13,300	\$7,100
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$77,600</b>	<b>\$21,100</b>	<b>\$61,800</b>	<b>\$21,300</b>
Importance Code A	\$2,900	\$1,800	\$1,300	\$5,400
Importance Code B	\$64,700	\$16,900	\$60,400	\$15,900
Importance Code C	\$10,000	\$2,300		
<b>Total</b>	<b>\$77,600</b>	<b>\$21,100</b>	<b>\$61,800</b>	<b>\$21,300</b>



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 Estimates are rounded to the nearest hundred dollars.

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

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

**ADMIN. FOR CHILDREN'S SERVICES - 068**  
**CROSSROADS SHELTER MAIN BUILDING**  
**Asset # : 1947**

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Cast in Place Concrete	3%			LIFE	**	5	\$6,700		
Masonry: Brick	92%	Now	\$120,400	LIFE	**	5	\$40,900		
Diagonal Cracks, Extent : Severe, Area Affected : 10%									
Location : Boiler Room Chimney									
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%									
Location : Boiler Room Chimney									
Masonry: Limestone	2%			LIFE	**	5	\$700		
Stucco Cement	3%			2037	**	5	\$3,300		
Windows									
Aluminum	100%			2040	**	5	\$7,200		
Parapets									
Masonry: Brick	95%			LIFE	**	5	\$12,000		
Recent Repair Evident, Extent : Light, Area Affected : 100%									
Location : Throughout, 2012									
Masonry: Limestone	5%			LIFE	**	5	\$800		
Roof									
Single Ply Membrane	98%			2032	**	10	\$32,500		
Recent Replace Evident, Extent : Light, Area Affected : 100%									
Location : Throughout, 2012									
Skylight, Metal/Glass	2%			2044	**	10	\$2,200		
Interior									
Floors									
Cast in Place Concrete	5%			LIFE	**	5	\$5,200		
Ceramic Tile	5%			2033	**	5	\$2,400		
Quarry Tile	15%			2037	**	5	\$10,700		
Sheet Vinyl/Rubber	30%			2029	**	5	\$21,400		
Terrazzo	20%	Now	\$43,200	LIFE	**	5	\$7,400		
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%									
Location : Staircases									
Vinyl Tile	25%	0-2	\$19,800	2029	**	3	\$4,500		
Adhesion Failure, Extent : Moderate, Area Affected : 15%									
Location : Rooms B01, B02, And B21in Basement									
Misaligned/Bulging, Extent : Moderate, Area Affected : 15%									
Location : Rooms B01, B02, And B21in Basement									
Poor Subfloor Evident, Extent : Moderate, Area Affected : 15%									
Location : Rooms B01, B02, And B21in Basement									
Interior Walls									
Ceramic Tile	5%			2033	**	5	\$4,600		
Concrete Masonry Unit	5%	Now	\$10,000	LIFE	**	5	\$1,800		
Diagonal Cracks, Extent : Moderate, Area Affected : 20%									
Location : Water Main Room									
Horizontal Cracks, Extent : Moderate, Area Affected : 20%									
Location : Water Main Room									
Fiberglass Panel	40%			LIFE	**				
Gypsum Board	50%			LIFE	**	5	\$27,500		

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

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

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

**ADMIN. FOR CHILDREN'S SERVICES - 068**  
**CROSSROADS SHELTER MAIN BUILDING**  
**Asset # : 1947**

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

**Interior**

**Ceilings**

AcousTileSusp.Lay-In	12%				2037	* *	5	\$5,700	
Exposed Concrete	5%				LIFE	* *	5	\$400	
Exposed Struc: Steel	3%				LIFE	* *			
Gypsum Board	40%	Now		\$18,800	LIFE	* *	5	\$23,800	

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

*Location : Laundry Room*

Metal Panel	10%				LIFE	* *	5	\$6,000	
Plaster	30%				LIFE	* *	5	\$8,900	

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

**Under 600 Volts**

**Service Equipment**

Fused Disc Sw	100%				2044	* *	5	\$200	
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*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : One 3000 Amps Main Disconnect Switch*

**Switchgear / Switchboard**

Fused Disc Sw	90%				2044	* *	5	\$100	
Molded Case Bkrs	10%				2044	* *	5	\$100	

**Raceway**

Conduit	100%				2044	* *	1		
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**Panelboards**

Fused Disc Sw	10%				2040	* *	5	\$100	
Molded Case Bkrs	90%				2040	* *	5	\$900	

**Wiring**

Thermoplastic	100%				2044	* *	1		
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**Motor Controllers**

Locally Mounted	100%				2037	* *	5	\$300	
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**Ground**

**Grounding Devices**

Generic	100%				LIFE	* *	5	\$600	
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**Stand-by Power**

**Transfer Switches**

Automatic	100%				2037	* *	1	\$11,500	
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**Generators**

Diesel	100%				2033	* *	1	\$14,500	
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*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Outside The Building*

*Explanation : One 100 Kw*

**Batteries**

Lead/Acid	100%				2018	\$1,500	5	\$1,400	
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Estimates are rounded to the nearest hundred dollars.*

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

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

**ADMIN. FOR CHILDREN'S SERVICES - 068**  
**CROSSROADS SHELTER MAIN BUILDING**  
**Asset # : 1947**

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power									
	Fuel Storage								
	Main Tank	100%			2052	* *	5	\$900	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Generator Room - Outside							
		Explanation : One 220 Gals							
Lighting									
	Interior Lighting								
	Fluorescent	95%			2029	* *	10	\$27,700	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-8 Lamps							
	Fluorescent	5%			2029	* *	10	\$1,500	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Hallways							
		Explanation : T-5 Lamps							
	Egress Lighting								
	Emergency, Service	60%			2029	* *	1		
	Exit, Service	40%			2029	* *	1		
	Exterior Lighting								
	HID	100%			2029	* *	10	\$100	
Lightning Protection									
	Arresters/Cabling								
	Generic	100%			2027	* *	5	\$300	
Alarm									
	Security System								
	No Component	50%							
	Generic	50%			2029	* *	1	\$7,000	
	Fire/Smoke Detection								
	No Component	50%							
	Generic	50%			2029	* *	1-3	\$11,900	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Hallways							
		Explanation : Strobe Lights, Smoke Detector, Alarm Bells, Horn And Manual Pull Station							

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Electricity	20%			2044	* *	1		
	Natural Gas	80%			2044	* *	1		

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

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

**ADMIN. FOR CHILDREN'S SERVICES - 068**  
**CROSSROADS SHELTER MAIN BUILDING**  
**Asset # : 1947**

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment								
Furnace	80%			2029	* *	1	\$12,600	
	Other Observation, Extent : Light, Area Affected : 80%							
	Location : Roof							
	Explanation : 7 Roof Top Package Units, 2 Heating Ventilating Units Serving The Kitchens.							
Radiant Heater	20%			2024	\$27,300	2	\$3,000	
	Other Observation, Extent : Light, Area Affected : 20%							
	Location : Hallways							
	Explanation : 11 Electric Radiants							
Air Conditioning								
Energy Source								
Electricity	100%			2040	* *	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	100%			2029	* *	2	\$1,900	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Roof							
	Explanation : 7 Roof Top Package Units							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$17,700	
Exhaust Fans								
Roof	100%			2029	* *	2	\$1,000	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2034	* *	1		
Water Heater								
Gas Fired	100%			2022	\$7,200	2	\$500	
Sanitary Piping								
Cast Iron	100%	0-2	\$3,400	LIFE	* *	1		
	Blockage /Clogged, Extent : Moderate, Area Affected : 10%							
	Location : Kitchen, Sluggish Grease Trap							
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Backflow Preventer								
Generic	100%			2029	* *	1	\$2,300	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Water Meter Room							
	Explanation : Domestic Water Backflow Preventer Out For Repair							
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : B-2							
	Explanation : One Unit. Presently Out Of Service. Work Order In To Remedy Defect							

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

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

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

**ADMIN. FOR CHILDREN'S SERVICES - 068**  
**CROSSROADS SHELTER MAIN BUILDING**  
**Asset # : 1947**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression									
	Sprinkler								
	Generic	100%			2044	* *	1-2	\$8,900	
Chemical System									
	Generic	100%			2022	\$25,500	1-3	\$50,600	

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

Print Date : 23-Oct-2015

**ADMIN. FOR CHILDREN'S SERVICES - FY 2016**

**Asset Name** : CROSSROADS SHELTER OMEGA COTTAGE  
**Address** : 1250 E. 229TH ST.  
**Borough** : BRONX **Agency's Number** : N/A  
**Program / Asset #** : HRA0049.020 / 30 **Yr Built/Renovated** : 1965 / 2012  
**Area Sq Ft** : 4,000 **Project Type** : CHILDREN'S SERVICES  
**Date of Survey** : 07-Feb-2013 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2  
**Block** : 4905 **Lot** : 2 **BIN** : 2097408

CAPITAL	FY 2017 - 2020	FY 2021 - 2026
Electrical		\$84,300
<b>Total</b>		<b>\$84,300</b>
Importance Code B		\$84,300
<b>Total</b>		<b>\$84,300</b>

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$26,100			\$300
Interior Architecture	\$700	\$300		\$700
Electrical	\$300	\$300	\$300	\$300
Mechanical	\$400	\$1,000	\$1,700	\$1,100
<b>Total</b>	<b>\$27,500</b>	<b>\$1,600</b>	<b>\$1,900</b>	<b>\$2,300</b>
Importance Code A	\$26,300	\$200	\$200	\$500
Importance Code B	\$1,200	\$1,300	\$1,700	\$1,800
Importance Code C		\$200		
<b>Total</b>	<b>\$27,500</b>	<b>\$1,600</b>	<b>\$1,900</b>	<b>\$2,300</b>



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

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

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



**ADMIN. FOR CHILDREN'S SERVICES - 068**  
**CROSSROADS SHELTER OMEGA COTTAGE**  
**Asset # : 30**

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	98%	Now	\$22,200	LIFE	* *	5	\$3,800	
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%							
	Location : Throughout							
Slate Panels	2%	Now	\$3,900	LIFE	* *	5	\$100	
	Broken/Missing Elements, Extent : Severe, Area Affected : 50%							
	Location : Window Sills							
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%							
	Location : Window Sills							
	Spalling, Extent : Moderate, Area Affected : 25%							
	Location : Window Sills							
Windows								
Aluminum	100%			2040	* *	5	\$700	
Parapets								
Masonry: Brick	95%			LIFE	* *	5	\$700	
Masonry: Limestone	5%			LIFE	* *	5		
Roof								
Modified Bitumen	100%			2032	* *	10	\$3,900	
	Recent Replace Evident, Extent : Light, Area Affected : 100%							
	Location : Throughout, 2012							
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	\$700	
Ceramic Tile	5%			2033	* *	5	\$300	
Vinyl Tile	90%			2032	* *	3	\$2,700	
	Recent Replace Evident, Extent : Light, Area Affected : 100%							
	Location : Throughout First And Second Floor, 2012							
Interior Walls								
Ceramic Tile	5%			2033	* *	5	\$300	
	Recent Replace Evident, Extent : Light, Area Affected : 100%							
	Location : Throughout First And Second Floor Bathrooms, 2012							
Concrete Masonry Unit	85%			LIFE	* *	5	\$2,100	
	Recent Repair Evident, Extent : Light, Area Affected : 100%							
	Location : Throughout Basement, 2012							
Plaster	10%			LIFE	* *	5	\$200	
Ceilings								
Plaster	100%			LIFE	* *	5	\$3,700	
	Recent Repair Evident, Extent : Light, Area Affected : 100%							
	Location : Throughout, 2012							
Electrical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

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

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

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

**ADMIN. FOR CHILDREN'S SERVICES - 068**  
**CROSSROADS SHELTER OMEGA COTTAGE**  
**Asset # : 30**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</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</b>
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2034	* *	5		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One 100 Amps Main Disconnect Switch</i>								
Raceway								
Conduit	100%			2034	* *	1		
Panelboards								
Fused Disc Sw	5%			2032	* *	5		
Molded Case Bkrs	95%			2032	* *	5	\$100	
Wiring								
Thermoplastic	100%			2034	* *	1		
Motor Controllers								
Locally Mounted	100%			2029	* *	5		
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$100	
Lighting								
Interior Lighting								
Fluorescent	20%			2024	\$43,800	10	\$700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-12 Lamps</i>								
Fluorescent	80%			2034	* *	10	\$2,900	
Egress Lighting								
Emergency, Battery	40%			2024	\$2,100	10	\$400	
Emergency, Battery	10%			2034	* *	10	\$100	
Exit, Service	50%			2024	\$600	1		
Exterior Lighting								
HID	100%			2024	\$14,800	10		
Alarm								
Security System								
No Component	70%							
Generic	30%			2024	\$3,500	1	\$500	
Fire/Smoke Detection								
Generic	100%			2024	\$40,500	1-3	\$2,500	

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</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</b>
Heating								
Energy Source								
Natural Gas	100%			2034	* *	1		

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

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

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

**ADMIN. FOR CHILDREN'S SERVICES - 068**  
**CROSSROADS SHELTER OMEGA COTTAGE**  
**Asset # : 30**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Hot Water Boiler	100%			2029	* *	1	\$2,000	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Basement						
			Explanation : 1 Gas Fired Modular Hot Water Boiler						
	Distribution								
	Hot Wtr Piping/Pump	100%			2032	* *	4	\$200	
	Terminal Devices								
	Convactor/Radiator	100%			2029	* *	1	\$1,300	
Air Conditioning									
	Energy Source								
	Electricity	100%			2032	* *	1		
	Conversion Equipment								
	Split Unit	100%			2024	\$18,000			
			Recent Repair Evident, Extent : Light, Area Affected : 100%						
			Location : Basement, First And Second Floors						
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2	\$5,200	
	Heat Rejection								
	Remote Air Cond	100%			2024	\$23,300	2	\$2,800	
Ventilation									
	Exhaust Fans								
	Wall Unit	100%			2024	\$5,900	2	\$100	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2034	* *	1		
	Water Heater								
	Gas Fired	100%			2022	\$900	2	\$100	
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Backflow Preventer								
	Generic	100%			2032	* *	1	\$200	
			Other Observation, Extent : Light, Area Affected : 20%						
			Location : Basement						
			Explanation : Boiler Only						
	Fixtures								
	Generic	100%							
Fire Suppression									
	Sprinkler								
	No Component	90%							
	Generic	10%			2034	* *	1-2	\$100	
			No Backflow Preventer, Extent : Light, Area Affected : 100%						
			Location : Basement						

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

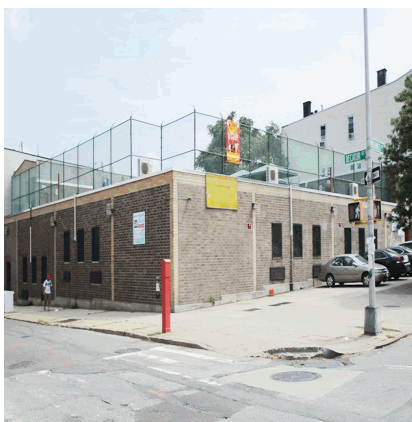
Print Date : 23-Oct-2015

**ADMIN. FOR CHILDREN'S SERVICES - FY 2016**

**Asset Name** : JOHN COKER DAY CARE CENTER  
**Address** : 1375 BUSHWICK AVENUE @ DECATUR ST.  
**Borough** : BROOKLYN **Agency's Number** : N/A  
**Program / Asset #** : ACS0003.000 / 13413 **Yr Built/Renovated** : 1972 / 1995  
**Area Sq Ft** : 27,100 **Project Type** : CHILDREN'S SERVICES  
**Date of Survey** : 09-Jul-2012 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1  
**Block** : 3433 **Lot** : 5 **BIN** : 3079655

CAPITAL		FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture		\$220,500	
Interior Architecture			\$118,600
Electrical			\$477,600
Mechanical		\$100,200	\$277,100
<b>Total</b>		<b>\$320,700</b>	<b>\$873,300</b>
Importance Code A		\$220,500	\$69,900
Importance Code B		\$100,200	\$729,900
Importance Code C			\$73,500
<b>Total</b>		<b>\$320,700</b>	<b>\$873,300</b>

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$7,400			
Interior Architecture	\$61,300	\$3,500		\$2,900
Electrical	\$2,500	\$2,600	\$3,400	\$2,500
Mechanical	\$24,400	\$1,100	\$5,400	\$1,100
<b>Total</b>	<b>\$95,500</b>	<b>\$7,200</b>	<b>\$8,800</b>	<b>\$6,500</b>
Importance Code A	\$21,900	\$600	\$2,000	\$500
Importance Code B	\$56,400	\$6,600	\$6,700	\$6,000
Importance Code C	\$17,200			
<b>Total</b>	<b>\$95,500</b>	<b>\$7,200</b>	<b>\$8,800</b>	<b>\$6,500</b>



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

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

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

**ADMIN. FOR CHILDREN'S SERVICES - 068**  
**JOHN COKER DAY CARE CENTER**  
**Asset # : 13413**

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	100%	Now	\$52,700	LIFE	* *	5	\$17,900	
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Above Windows Along Decatur Street								
Windows								
Aluminum	100%	Now	\$7,400	2039	* *	5	\$300	
Broken/Missing Elements, Extent : Light, Area Affected : 25%								
Location : Throughout								
Unit Inoperable, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Group 4 Classroom								
Parapets								
Metal: Cage/Fence	95%			2036	* *	5-10	\$12,800	
Pre-Cast Concrete	5%			LIFE	* *	5	\$500	
Roof								
Modified Bitumen	100%	Now	\$167,800	2033	* *			1
Drains Clogged, Extent : Moderate, Area Affected : 40%								
Location : Throughout								
Seams Open/Split, Extent : Severe, Area Affected : 60%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Explanation : Roof Covered With Rubber Pads								
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	\$3,400	
Ceramic Tile	5%			2026	\$29,500	5	\$1,600	
Quarry Tile	10%			2028	* *	5	\$4,700	
Sheet Vinyl/Rubber	5%			2023	\$45,200	5	\$2,300	
Vinyl Tile	75%	4+	\$19,400	2028	* *	3	\$8,800	
Deflection Evident, Extent : Moderate, Area Affected : 20%								
Location : Along Baseboards								
Worn/Eroded, Extent : Moderate, Area Affected : 10%								
Location : Along Baseboards								

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

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

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

**ADMIN. FOR CHILDREN'S SERVICES - 068**  
**JOHN COKER DAY CARE CENTER**  
**Asset # : 13413**

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

**Interior**

**Interior Walls**

Cast in Place Concrete      5%   0-2      \$8,400   LIFE      \* \*

*Water Penetration, Extent : Light, Area Affected : 10%*

*Location : Basement*

Ceramic Tile      5%      2026      \$73,500   5      \$2,700

Concrete Masonry Unit      10%      LIFE      \* \*   5      \$2,200

Gypsum Board      80%   Now      \$8,800   LIFE      \* \*   5      \$26,200

*Cracking/Crumbling, Extent : Moderate, Area Affected : 5%*

*Location : Group 4 Classroom*

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

*Location : Group 4 Classroom*

**Ceilings**

AcousTileSusp.Lay-In      100%   Now      \$24,600   2036      \* \*   5      \$15,600

*Misaligned/Bulging, Extent : Moderate, Area Affected : 10%*

*Location : Throughout*

*Staining/Discoloring, Extent : Light, Area Affected : 10%*

*Location : Throughout Basement*

*Water Penetration, Extent : Moderate, Area Affected : 5%*

*Location : Group 7 Classroom*

*Other Observation, Extent : Severe, Area Affected : 20%*

*Location : 1st Floor Lobby*

*Explanation : Steel Structure Above Panels Is Rusting And Deteriorating*

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

**Under 600 Volts**

**Service Equipment**

Fused Disc Sw      100%      2023      \$4,700   5      \$100

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

*Location : Electrical Room*

*Explanation : Main Service Switch Rated @ 1200 Amperes*

**Switchgear / Switchboard**

Fused Disc Sw      50%      2023      \$47,700   5      \$100

Fused Disc Sw      50%      2043      \* \*   5      \$100

**Raceway**

Conduit      70%      2023      \$35,900   1

Conduit      30%      2043      \* \*   1

**Panelboards**

Fused Disc Sw      10%      2039      \* \*   5      \$100

Molded Case Bkrs      90%      2039      \* \*   5      \$600

**Wiring**

Thermoplastic      100%      2043      \* \*   1

**Motor Controllers**

Locally Mounted      100%      2036      \* \*   5      \$200

**Ground**

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

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

**ADMIN. FOR CHILDREN'S SERVICES - 068**  
**JOHN COKER DAY CARE CENTER**  
**Asset # : 13413**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</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</b>

## Ground

## Grounding Devices

Generic	100%			LIFE	* *	5	\$400	
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## Lighting

## Interior Lighting

Fluorescent	100%			2023	\$294,000	10	\$24,900	
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*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Throughout The Building*

*Explanation : Using T-12 Lamps*

## Egress Lighting

Emergency, Battery	50%			2023	\$17,800	10	\$3,300	
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Exit, Service	50%			2023	\$3,600	1		
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## Exterior Lighting

HID	100%			2023	\$100,000	10	\$100	
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## Alarm

## Security System

Generic	100%			2028	* *	1	\$10,100	
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*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Throughout The Building*

*Explanation : C C T V Surveillance Camera*

## Fire/Smoke Detection

Generic	100%			2028	* *	1-3	\$16,700	
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*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Throughout The Building*

*Explanation : Smoke Detector, Strobe Lights, Manual Pull Station, Alarm Bells*

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</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</b>

## Heating

## Energy Source

Electricity	60%			2033	* *	1		
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Natural Gas	40%			2033	* *	1		
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## Conversion Equipment

Furnace	40%			2023	\$12,900	1	\$5,400	
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*Other Observation, Extent : Light, Area Affected : 40%*

*Location : Roof*

*Explanation : 2 Units*

Radiant Heater	60%	Now	\$14,000	2023	\$69,900	2	\$6,000	
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*Damaged, Extent : Severe, Area Affected : 20%*

*Location : Throughout*

*Not in Service, Extent : Severe, Area Affected : 40%*

*Location : Throughout*

*Other Observation, Extent : Severe, Area Affected : 30%*

*Location : Throughout*

*Explanation : Electric Baseboard Radiation*

## Air Conditioning

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

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

**ADMIN. FOR CHILDREN'S SERVICES - 068**  
**JOHN COKER DAY CARE CENTER**  
**Asset # : 13413**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</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</b>
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2031	* *	1		
Conversion Equipment								
Ext Pkg Unit - Cooling	10%			2031	* *	2	\$200	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Roof</i>					
			<i>Explanation : Two Newly Installed Split Unit Condensers Serving Kitchen And Pantry</i>					
Ext Pkg Unit - Heating/Cooling	90%	0-2	\$7,900	2023	\$157,100	2	\$1,200	
			<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Roof, 1 Of 2 Roof Top Unit Operating Unreliably, Compressors Trip Often</i>					
Terminal Devices								
Fan Coil - Cooling	10%			2031	* *	1	\$900	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Kitchen Ceiling</i>					
			<i>Explanation : Two Newly Installed Split Unit Fan Coils Serving Kitchen And Pantry</i>					
Fan Coil - Cool/Heat	10%			2023	\$50,100	1	\$900	
Fan Coil - Cool/Heat	20%	0-2	\$100,200	2033	* *	1	\$1,600	
			<i>Malfunctioning, Extent : Severe, Area Affected : 70%</i>					
			<i>Location : Various Locations Throughout First Floor And Basement Classrooms. Multiple Mechanical And Electrical Defects</i>					
No Component	60%							
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$15,100	
Exhaust Fans								
Roof	100%			2023	\$21,000	2	\$800	
<b>Plumbing</b>								
H/C Water Piping								
Brass/Copper	100%			2033	* *	1		
Water Heater								
Electric	100%			2021	\$4,100	4	\$200	
Sanitary Piping								
Cast Iron	100%	Now	\$1,200	LIFE	* *	1		
			<i>Blockage /Clogged, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Clogged Grease Trap Under Kitchen Sink</i>					
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Fixtures								
Generic	100%							
<b>Fire Suppression</b>								
Sprinkler								
No Component	60%							
Generic	40%			2033	* *	1-2	\$3,000	

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

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Print Date : 23-Oct-2015

**ADMIN. FOR CHILDREN'S SERVICES - FY 2016**

**Asset Name** : NEW ACS CHILDREN'S CENTER BELLEVUE HOSPITAL BLDG R-S  
**Address** : 492 FIRST AVENUE BTWN: E.28 ST. - E.29 ST.  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : HHC0001.090 / 4372 **Yr Built/Renovated** : 1904 / 2000  
**Area Sq Ft** : 126,000 **Project Type** : CHILDREN'S SERVICES  
**Date of Survey** : 15-Jun-2015 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,5,6,ph,mz  
**Block** : 962 **Lot** : 100 **BIN** : 1086515

CAPITAL		FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture		\$141,700	\$175,700
Interior Architecture		\$368,600	\$195,100
Electrical			\$107,600
Mechanical		\$29,700	\$451,900
<b>Total</b>		<b>\$540,000</b>	<b>\$930,300</b>
Importance Code A		\$141,700	\$175,700
Importance Code B		\$182,500	\$617,700
Importance Code C		\$215,800	\$136,800
<b>Total</b>		<b>\$540,000</b>	<b>\$930,300</b>

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$87,000			
Interior Architecture	\$66,300		\$18,800	
Electrical	\$23,500	\$14,400	\$17,400	\$15,900
Mechanical	\$83,000	\$43,200	\$70,700	\$43,500
Elevators/Escalators	\$29,600	\$29,600	\$29,600	\$29,600
<b>Total</b>	<b>\$289,400</b>	<b>\$87,200</b>	<b>\$136,500</b>	<b>\$89,000</b>
Importance Code A	\$98,200	\$5,300	\$5,300	\$5,700
Importance Code B	\$165,600	\$81,800	\$131,200	\$83,300
Importance Code C	\$25,600			
<b>Total</b>	<b>\$289,400</b>	<b>\$87,200</b>	<b>\$136,500</b>	<b>\$89,000</b>



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**ADMIN. FOR CHILDREN'S SERVICES - 068**  
**NEW ACS CHILDREN'S CENTER BELLEVUE HOSPITAL BLDG R-S**  
**Asset # : 4372**

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$76,700	
Masonry: Brick	65%			LIFE	**	5	\$127,600	
	Staining/Discoloring, Extent : Light, Area Affected : 5%							
	Location : On Penthouse							
Masonry: Granite	5%	0-2	\$11,300	LIFE	**	5	\$3,700	
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%							
	Location : 1st Floor Various Locations							
Masonry: Limestone	10%			LIFE	**	5	\$14,700	
	Staining/Discoloring, Extent : Light, Area Affected : 25%							
	Location : Various Locations							
Metal Panel	15%			2046	**	5-10	\$101,200	
Windows								
Aluminum	95%			2042	**	5	\$26,100	
Metal Louvers	5%			2035	**	10	\$8,600	
Parapets								
Masonry: Brick	80%			LIFE	**	5-10	\$46,300	
Masonry: Limestone	20%			LIFE	**	5-10	\$20,600	
Roof								
IRMA/Protected Membrane	10%	Now	\$11,600	2031	**			
	Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10%							
	Location : Section Over 6th Floor At Southeast Corner							
Metal Panel	50%	Now	\$8,200	2039	**			
	Broken/Missing Elements, Extent : Moderate, Area Affected : 2%							
	Location : Penthouse Roof							
Modified Bitumen	40%	Now	\$16,900	2031	**			
	Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10%							
	Location : Throughout							
	Water Penetration, Extent : Moderate, Area Affected : 5%							
	Location : Over 6th Floor							
Interior								
Floors								
Carpet	1%			2025	\$22,300	3	\$2,700	
Cast in Place Concrete	5%	2-4	\$9,100	LIFE	**	5	\$19,600	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Ceramic Tile	5%	0-2	\$8,500	2035	**	5	\$4,500	
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 45%							
	Location : Bathrooms And Toilets							
Granite Panels	5%	2-4	\$7,400	LIFE	**	5	\$6,700	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Sheet Vinyl/Rubber	4%			2031	**	5	\$10,800	
Vinyl Tile	80%			2031	**	3	\$53,800	

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**ADMIN. FOR CHILDREN'S SERVICES - 068**  
**NEW ACS CHILDREN'S CENTER BELLEVUE HOSPITAL BLDG R-S**  
**Asset # : 4372**

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

## Interior

## Interior Walls

Concrete Masonry Unit	5%	2-4	\$11,400	LIFE	* *	5	\$4,200
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*Cracking/Crumbling, Extent : Light, Area Affected : 10%*  
*Location : Throughout*

Glass: Single Pane	5%			LIFE	* *	5	\$15,800
Gypsum Board	75%			LIFE	* *	5-10	\$268,400
Masonry: Brick	10%			LIFE	* *	10	\$6,300
Wood	5%			LIFE	* *	5	\$84,200

## Ceilings

AcousTileSusp.Lay-In	65%			2039	* *	5	\$116,500
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*Staining/Discoloring, Extent : Light, Area Affected : 5%*  
*Location : Various Locations Throughout*

Exposed Struc: Steel	10%			LIFE	* *	10	\$35,800
Gypsum Board	15%			LIFE	* *	5-10	\$92,400
Masonry: Infill Arch	5%			LIFE	* *	10	\$4,500
Metal Panel	5%			LIFE	* *	5	\$22,400

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

## Under 600 Volts

## Service Equipment

Fused Disc Sw	100%			2046	* *	5	\$500
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*Other Observation, Extent : Light, Area Affected : 100%*  
*Location : Electrical Room*

*Explanation : 2- Electrical Services Rated @ 4000 Amps And 3000 Amps*

## Transformers

Dry Type	100%			2039	* *	5	\$500
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*Other Observation, Extent : Light, Area Affected : 100%*  
*Location : Basement And 6th Floor*

*Explanation : (4) 45kva Step-up Transformers For Elevators*

## Switchgear / Switchboard

Fused Disc Sw	100%			2046	* *	5	\$500
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## Raceway

Conduit	100%			2046	* *	1	
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## Panelboards

Fused Disc Sw	20%			2042	* *	5	\$600
Molded Case Bkrs	80%			2042	* *	5	\$2,700

## Wiring

Thermoplastic	100%			2046	* *	1	
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## Motor Controllers

Locally Mounted	100%			2039	* *	5	\$800
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## Ground

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.*  
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**ADMIN. FOR CHILDREN'S SERVICES - 068**  
**NEW ACS CHILDREN'S CENTER BELLEVUE HOSPITAL BLDG R-S**  
**Asset # : 4372**

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$3,700	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Basement							
	Explanation : Located In Steam Room							
Stand-by Power								
Transfer Switches								
Automatic	100%			2039	* *	1	\$38,800	
Generators								
Diesel	100%			2035	* *	1	\$48,800	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Penthouse							
	Explanation : 500 Kva Diesel Generator							
Batteries								
Lead/Acid	80%			2020	\$1,200	5	\$3,700	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : 6th Floor							
	Explanation : Penthouse							
Lead/Acid	20%			2020	\$300	5	\$900	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : 6th Floor							
	Explanation : Load Bank For Testing							
Fuel Storage								
Day Tank	30%			2042	* *	5	\$6,700	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Penthouse							
	Explanation : 200 Gallons							
Main Tank	70%			2054	* *	5	\$2,500	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Basement							
	Explanation : 2000 Gallons							
Lighting								
Interior Lighting								
Fluorescent	98%			2031	* *	10	\$107,600	
	Motion Sensors in Use, Extent : Light, Area Affected : 100%							
	Location : Throughout							
	T-8 Lamps, Extent : Light, Area Affected : 100%							
	Location : Throughout							
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Throughout The Building							
	Explanation : Daylighting Control							
HID	2%			2031	* *	10	\$100	
Egress Lighting								
Emergency, Service	50%			2031	* *	1		
Exit, LED	50%			2054	* *	1		

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**ADMIN. FOR CHILDREN'S SERVICES - 068**  
**NEW ACS CHILDREN'S CENTER BELLEVUE HOSPITAL BLDG R-S**  
**Asset # : 4372**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</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</b>
<b>Lighting</b>								
Exterior Lighting Fluorescent	100%			2031	* *	10	\$11,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Exterior</i>								
<i>Explanation : Photocell Control</i>								
<b>Lightning Protection</b>								
Arresters/Cabling Generic	100%			2054	* *	5	\$800	
<b>Alarm</b>								
Security System No Component	25%							
Generic	75%			2031	* *	1	\$35,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Cameras And Card Reader Access Control</i>								
<b>Fire/Smoke Detection</b>								
No Component	70%							
Generic	30%			2034	* *	1-3	\$23,300	
<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</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</b>
<b>Heating</b>								
Energy Source Utility Steam	100%			2036	* *	1		
<b>Conversion Equipment</b>								
Heat Exchanger	90%	Now	\$11,200	2039	* *	1	\$47,900	
<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Units - One Needs Immediate Repair</i>								
Pres. Reducing Valve/LP Steam	10%			2035	* *	5	\$700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Stage</i>								
<b>Distribution</b>								
Hot Wtr Piping/Pump	100%			2042	* *	4	\$8,900	
<b>Terminal Devices</b>								
Air Handler	30%			2031	* *	1	\$22,200	
Convactor/Radiator	10%			2039	* *	1	\$3,900	
Fan Coil Unit/Heat	60%			2031	* *	1	\$23,200	
<b>Air Conditioning</b>								
Energy Source Electricity	100%			2042	* *	1		

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**ADMIN. FOR CHILDREN'S SERVICES - 068**  
**NEW ACS CHILDREN'S CENTER BELLEVUE HOSPITAL BLDG R-S**  
**Asset # : 4372**

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment								
Centrifugal, Elec Chiller	90%			2035	* *	1	\$116,600	
	R-22 Refrigerant, Extent : Light, Area Affected : 100%							
	Location : Chiller							
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Basement							
	Explanation : 2 Multi Stack Chillers							
Split Unit	10%			2031	* *			
Distribution								
Chilled Wtr Pipe/Pump	100%			2046	* *	4	\$8,900	
Terminal Devices								
Air Handler/Cool/Ht	30%			2031	* *	1	\$22,200	
Fan Coil - Cool/Heat	70%			2031	* *	1	\$27,100	
Heat Rejection								
Water Cool Tower	100%	4+	\$33,600	2024	\$335,600	2	\$96,400	
	Damaged, Extent : Light, Area Affected : 10%							
	Location : Roof							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$105,700	
Exhaust Fans								
Interior	90%			2026	\$116,300	2	\$3,300	
Roof	10%			2026	\$9,300	2	\$400	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2036	* *	1		
HW Heat Exchanger								
Low Temp	100%			2036	* *	4	\$11,800	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Rigid Piping	100%			2031	* *	4	\$1,600	
Pool Filter/Treatment								
Not Accessible	100%							
	Other Observation, Extent : Light, Area Affected : 0%							
	Location : Playground Area Of Roof							
	Explanation : Fountains							
Backflow Preventer								
Generic	100%			2034	* *	1	\$7,300	
Fixtures								
Generic	100%							
	Obsolete Fixtures, Extent : Moderate, Area Affected : 5%							
	Location : Toilet Rooms							

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**ADMIN. FOR CHILDREN'S SERVICES - 068**  
**NEW ACS CHILDREN'S CENTER BELLEVUE HOSPITAL BLDG R-S**  
**Asset # : 4372**

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport								
Elevators								
Geared Traction	80%			LIFE		* *		
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Basement to 6th Floor							
	Explanation : 4 Passenger Units							
Hydraulic	20%			LIFE		* *		
	Other Observation, Extent : Light, Area Affected : 20%							
	Location : Basement to 1st Floor							
	Explanation : 1 Freight							
Fire Suppression								
Standpipe								
Generic	100%			2046		* *	1-5	\$60,400
Sprinkler								
Generic	100%			2046		* *	1-2	\$33,500
Fire Pump								
Generic	100%			2035		* *	1	\$22,400

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

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Print Date : 23-Oct-2015

**ADMIN. FOR CHILDREN'S SERVICES - FY 2016**

**Asset Name** : RICHMOND EARLY LEARNING CENTER  
**Address** : 159 BROADWAY @ HENDERSON AVE.  
**Borough** : STATEN ISLAND **Agency's Number** : N/A  
**Program / Asset #** : ACS0004.000 / 13414 **Yr Built/Renovated** : 1973 / 2009  
**Area Sq Ft** : 6,500 **Project Type** : CHILDREN'S SERVICES  
**Date of Survey** : 07-Jul-2014 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Floors 1,2  
**Block** : 174 **Lot** : 6 **BIN** : 5004830

CAPITAL	FY 2017 - 2020	FY 2021 - 2026
Electrical		\$51,400
Mechanical		\$43,200
<b>Total</b>		<b>\$94,600</b>
Importance Code B		\$94,600
<b>Total</b>		<b>\$94,600</b>

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$26,200			
Interior Architecture	\$3,100	\$6,100	\$500	
Electrical	\$100	\$100	\$100	\$6,800
Mechanical	\$17,700	\$5,000	\$4,900	\$8,600
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$50,900</b>	<b>\$15,200</b>	<b>\$9,400</b>	<b>\$19,300</b>
Importance Code A	\$28,000	\$300	\$300	\$300
Importance Code B	\$19,800	\$14,900	\$8,900	\$19,000
Importance Code C	\$3,100		\$200	
<b>Total</b>	<b>\$50,900</b>	<b>\$15,200</b>	<b>\$9,400</b>	<b>\$19,300</b>



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**ADMIN. FOR CHILDREN'S SERVICES - 068**  
**RICHMOND EARLY LEARNING CENTER**  
**Asset # : 13414**

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

**Exterior**

## Exterior Walls

Cast in Place Concrete	3%			LIFE	**	5	\$700
Concrete Masonry Unit	30%	Now	\$2,700	LIFE	**	5	\$800

*Water Penetration, Extent : Light, Area Affected : 5%**Location : Throughout*

Masonry: Brick	67%	Now	\$8,900	LIFE	**	5	\$3,000
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*Water Penetration, Extent : Light, Area Affected : 20%**Location : Throughout*

Windows							
Aluminum	100%			2047	**	5	\$1,100

## Parapets

Metal: Cage/Fence	100%			2042	**	5-10	\$9,400
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## Roof

Modified Bitumen	100%	Now	\$10,000	2033	**		
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*Water Penetration, Extent : Moderate, Area Affected : 20%**Location : Throughout***Interior**

## Floors

Cast in Place Concrete	5%			LIFE	**	5	\$1,100
Ceramic Tile	5%			2034	**	5	\$500
Vinyl Tile	90%			2030	**	3	\$3,400

## Interior Walls

Ceramic Tile	5%			2034	**	5	\$400
Concrete Masonry Unit	10%			LIFE	**	5	\$400
Gypsum Board	85%	Now	\$3,100	LIFE	**	5	\$4,500

*Cracking/Crumbling, Extent : Light, Area Affected : 5%**Location : Throughout**Water Penetration, Extent : Light, Area Affected : 10%**Location : Throughout*

## Ceilings

AcousTileSusp.Lay-In	100%			2038	**	5	\$10,000
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Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

**Under 600 Volts**

## Switchgear / Switchboard

Fused Disc Sw	100%			2025	\$47,700	5	
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*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : 2- 400 Amperes And 6- 200 Amperes Main Service Switches*

## Raceway

Conduit	30%			2025	\$4,100	1	
Conduit	70%			2045	**	1	

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

**ADMIN. FOR CHILDREN'S SERVICES - 068**  
**RICHMOND EARLY LEARNING CENTER**  
**Asset # : 13414**

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Panelboards									
	Fused Disc Sw	5%			2041	* *	5		
	Molded Case Bkrs	10%			2024	\$2,200	5		
	Molded Case Bkrs	85%			2041	* *	5	\$100	
Wiring									
	Thermoplastic	90%			2045	* *	1		
	Thermoplastic	10%			2025	\$1,800	1		
Motor Controllers									
	Locally Mounted	100%			2038	* *	5		
Ground									
Grounding Devices									
	Generic	100%			LIFE	* *	5	\$100	
Lighting									
Interior Lighting									
	Fluorescent	5%			2030	* *	10	\$300	
	Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%								
	Location : Lobby								
	Fluorescent	90%			2030	* *	10	\$5,500	
	T-8 Lamps, Extent : Moderate, Area Affected : 100%								
	Location : Throughout The Building								
	Fluorescent	5%			2025	\$3,600	10	\$300	
	T-12 Lamps, Extent : Moderate, Area Affected : 100%								
	Location : Ramp								
Egress Lighting									
	Emergency, Battery	50%			2030	* *	10	\$800	
	Exit, Service	50%			2030	* *	1		
Exterior Lighting									
	HID	100%			2030	* *	10		
Alarm									
Security System									
	No Component	70%							
	Generic	30%			2030	* *	1	\$700	
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Hallways And Outside								
	Explanation : Intrusion Alarm And C C T V Camera								
Fire/Smoke Detection									
	Generic, Digital	100%			2030	* *			
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Throughout The Building								
	Explanation : Strobe Light, Manual Pull Stations, Smoke Detector And Alarm Bells								

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

Heating

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**ADMIN. FOR CHILDREN'S SERVICES - 068**  
**RICHMOND EARLY LEARNING CENTER**  
**Asset # : 13414**

Mechanical		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Heating									
Energy Source									
Electricity	30%			2045	**	1			
Natural Gas	70%			2045	**	1			
Conversion Equipment									
Furnace	50%	Now	\$400	2030	**	1	\$1,500		
	Malfunctioning, Extent : Moderate, Area Affected : 50%								
	Location : Roof, Unit Serving The Upper Floor Operates Unreliably								
	Other Observation, Extent : Light, Area Affected : 50%								
	Location : Roof								
	Explanation : 2 Units								
Radiant Heater	25%			2030	**	2	\$800		
Radiant Heater	25%	Now	\$1,400	2025	\$7,200	2	\$600		
	Damaged, Extent : Moderate, Area Affected : 25%								
	Location : Throughout, Defective Heating Element								
Air Conditioning									
Energy Source									
Electricity	100%			2041	**	1			
Conversion Equipment									
Ext Pkg Unit - Heating/Cooling	100%			2025	\$43,200	2	\$400		
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Roof								
	Explanation : 2 Units								
Ventilation									
Distribution									
Ductwork/Diffusers	10%	Now	\$5,700	LIFE	**	2-5	\$400		
	Inadequate Supply, Extent : Severe, Area Affected : 100%								
	Location : Kitchen								
Ductwork/Diffusers	90%			LIFE	**	2-5	\$3,400		
Exhaust Fans									
Roof	100%			2030	**	2	\$200		
Plumbing									
H/C Water Piping									
Brass/Copper	100%	Now	\$1,000	2045	**	1			
	Damaged, Extent : Light, Area Affected : 100%								
	Location : Basement, Hair-line Reported On Main, Water Main Shut-off Valve Appears To Be Leaking								
Water Heater									
Electric	100%			2023	\$1,000	4			
Sanitary Piping									
Cast Iron	5%	Now	\$700	LIFE	**	1			
	Blockage /Clogged, Extent : Moderate, Area Affected : 100%								
	Location : Kitchen, Discharge Line From Grease Trap Tends To Become Clogged Due To Poor Pitching Of Line, Client Fears This Issue Could Become A Health Hazard								
Cast Iron	95%			LIFE	**	1			
Storm Drain Piping									
Cast Iron	100%			LIFE	**	1			

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**ADMIN. FOR CHILDREN'S SERVICES - 068**  
**RICHMOND EARLY LEARNING CENTER**  
**Asset # : 13414**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Sewage Ejector(s)								
	Electric	100%			2030	* *	4	\$2,500	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : B-2							
		Explanation : 1 Unit							
Fire Suppression									
	Sprinkler								
	Generic	100%			2045	* *	1-2	\$1,900	
	Chemical System								
	Generic	100%			2023	\$25,500	1-3	\$55,000	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Kitchen							
		Explanation : The System's Yearly Inspection Is Past Due							

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Print Date : 23-Oct-2015

**ADMIN. FOR CHILDREN'S SERVICES - FY 2016**

**Asset Name** : **STRONG PLACE DAY CARE CENTER ALONZO DAUGHTRY DAY CARE CENTER**  
**Address** : **333 SECOND STREET BTWN: 4 AVE., 5 AVE.**  
**Borough** : **BROOKLYN** **Agency's Number** : **N/A**  
**Program / Asset #** : **ACS0002.000 / 13412** **Yr Built/Renovated** : **2000 /**  
**Area Sq Ft** : **11,200** **Project Type** : **CHILDREN'S SERVICES**  
**Date of Survey** : **08-Jul-2014** **Landmark Status** : **NONE**  
**Areas Surveyed** : **Roof, Floors 1,2**  
**Block** : **969** **Lot** : **52** **BIN** : **3346912**

<b>CAPITAL</b>	<b>FY 2017 - 2020</b>	<b>FY 2021 - 2026</b>
Interior Architecture		\$206,400
Electrical		\$41,300
Mechanical		\$64,900
<b>Total</b>		<b>\$312,600</b>
Importance Code B		\$312,600
<b>Total</b>		<b>\$312,600</b>

<b>EXPENSE</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>
Exterior Architecture	\$59,400	\$9,900		\$1,000
Interior Architecture	\$13,000	\$600	\$1,900	\$1,300
Electrical	\$100	\$200	\$100	\$10,400
Mechanical	\$9,200	\$4,400	\$5,600	\$34,300
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$85,700</b>	<b>\$19,000</b>	<b>\$11,600</b>	<b>\$51,000</b>
Importance Code A	\$59,800	\$10,300	\$400	\$1,400
Importance Code B	\$25,900	\$8,700	\$9,700	\$49,600
Importance Code C			\$1,500	
<b>Total</b>	<b>\$85,700</b>	<b>\$19,000</b>	<b>\$11,600</b>	<b>\$51,000</b>



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**ADMIN. FOR CHILDREN'S SERVICES - 068**  
**STRONG PLACE DAY CARE CENTER ALONZO DAUGHTRY DAY CARE CENTER**  
**Asset # : 13412**

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick Cavity	90%	Now	\$33,300	LIFE	* *	5	\$18,200	
Expansion Jnt Failure, Extent : Moderate, Area Affected : 10%								
Location : Facade Joints Eroding								
Graffiti, Extent : Moderate, Area Affected : 10%								
Location : Street Facade								
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%								
Location : Window Sills								
Masonry: Granite	5%			LIFE	* *	5	\$800	
Pre-Cast Concrete	5%			LIFE	* *	5	\$3,300	
Windows								
Aluminum	100%			2041	* *	5	\$2,900	
Parapets								
Concrete Masonry Unit	85%			LIFE	* *	5	\$4,000	
Metal Panel	12%			2045	* *	5	\$1,900	
Metal: Cage/Fence	3%			2038	* *	5-10	\$1,000	
Roof								
Metal Panel	25%			2038	* *	10	\$9,300	
Modified Bitumen	75%	Now	\$26,000	2030	* *			1
Blisters, Extent : Severe, Area Affected : 40%								
Location : Throughout								
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Rooftop Hvac Units								
Drains Inad/Misposn, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Miss/Damaged Flashings, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Ponding, Extent : Moderate, Area Affected : 40%								
Location : Throughout								
Seams Open/Split, Extent : Severe, Area Affected : 40%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Second Floor, Over Rooms 203 And 206								
Interior								
Floors								
Ceramic Tile	5%			2034	* *	5	\$800	
Quarry Tile	5%			2038	* *	5	\$1,200	
Sheet Vinyl/Rubber	25%	Now	\$5,900	2025	\$118,300	5	\$3,100	
Seams Open/Split, Extent : Moderate, Area Affected : 25%								
Location : Public Corridors								
Uneven Substrate, Extent : Moderate, Area Affected : 25%								
Location : Public Corridors								
Vinyl Tile	65%	2-4	\$4,400	2025	\$88,100	3	\$4,000	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								

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**ADMIN. FOR CHILDREN'S SERVICES - 068**  
**STRONG PLACE DAY CARE CENTER ALONZO DAUGHTRY DAY CARE CENTER**  
**Asset # : 13412**

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

## Interior

## Interior Walls

Ceramic Tile	10%			2034	**	5		\$3,000	
Concrete Masonry Unit	5%			LIFE	**	5		\$600	
Gypsum Board	85%			LIFE	**	5		\$15,100	

## Ceilings

AcousTileSusp.Lay-In	73%	Now	\$1,900	2038	**	5		\$6,000	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Rooms 203 And 206</i>									

Exposed Struc: Steel	2%			LIFE	**				
Gypsum Board	25%	0-2	\$800	LIFE	**	5		\$5,100	

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

*Location : Roof Stair*

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

## Under 600 Volts

## Service Equipment

Fused Disc Sw	100%			2045	**	5			
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Electrical Room</i>									
<i>Explanation : Main Service Switch Rated @ 800 Amperes</i>									

## Switchgear / Switchboard

Fused Disc Sw	100%			2045	**	5			
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## Raceway

Conduit	100%			2045	**	1			
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## Panelboards

Fused Disc Sw	2%			2041	**	5			
Molded Case Bkrs	98%			2041	**	5		\$300	

## Wiring

Thermoplastic	100%			2045	**	1			
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## Motor Controllers

Locally Mounted	100%			2038	**	5		\$100	
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## Ground

## Grounding Devices

Generic	100%			LIFE	**	5		\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Basement</i>									
<i>Explanation : Water Main</i>									

## Lighting

## Interior Lighting

Fluorescent	100%			2030	**	10		\$10,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Throughout The Building</i>									
<i>Explanation : T-8 Lamps</i>									

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**ADMIN. FOR CHILDREN'S SERVICES - 068**  
**STRONG PLACE DAY CARE CENTER ALONZO DAUGHTRY DAY CARE CENTER**  
**Asset # : 13412**

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Egress Lighting								
Exit, LED	100%			2053	* *	1		
Exterior Lighting								
HID	100%			2025	\$41,300	10		
Alarm								
Security System								
No Component	70%							
Generic	30%			2030	* *	1	\$1,300	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%			2030	* *			
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Station And Smoke Detectors								
Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2045	* *	1		
Conversion Equipment								
Furnace	80%			2025	\$10,700	1	\$4,400	
Other Observation, Extent : Light, Area Affected : 80%								
Location : Roof								
Explanation : 6 External Package Units								
Not Accessible	20%							
Distribution								
Hot Wtr Piping/Pump	20%			2033	* *	4	\$200	
No Component	80%							
Terminal Devices								
Convactor/Radiator	20%			2030	* *	1	\$700	
No Component	80%							
Air Conditioning								
Energy Source								
Electricity	100%			2033	* *	1		

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**ADMIN. FOR CHILDREN'S SERVICES - 068**  
**STRONG PLACE DAY CARE CENTER ALONZO DAUGHTRY DAY CARE CENTER**  
**Asset # : 13412**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</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</b>
<b>Air Conditioning</b>								
Conversion Equipment								
Reciprocating Compr/Chiller	10%			2025	\$3,700	1	\$500	
Ext Pkg Unit - Heating/Cooling	90%			2025	\$64,900	2	\$600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i> <i>Location : Roof</i> <i>Explanation : 6 Package Units, R-22</i>								
Terminal Devices								
Direct Expansion	10%			2025	\$3,400	1		
No Component	90%							
Heat Rejection								
Remote Air Cond	10%			2025	\$6,500	2	\$800	
No Component	90%							
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$6,200	
Exhaust Fans								
Roof	100%			2025	\$8,700	2	\$300	
<b>Plumbing</b>								
H/C Water Piping								
Brass/Copper	100%			2035	* *	1		
Water Heater								
Gas Fired	100%			2023	\$2,500	2	\$200	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Backflow Preventer								
Generic	100%			2025	\$1,100	1	\$700	
Fixtures								
Generic	100%							
<b>Vertical Transport</b>								
Elevators								
Hydraulic	100%			LIFE	* *			
<i>Other Observation, Extent : Light, Area Affected : 100%</i> <i>Location : 1-2</i> <i>Explanation : 1 Unit</i>								
<b>Fire Suppression</b>								
Sprinkler								
No Component	95%							
Generic	5%			2035	* *	1-2	\$200	
Chemical System								
Generic	100%			2020	\$25,500	1-3	\$55,000	

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