Print Date: 23-Oct-2015 ADMIN. FOR CHILDREN'S SERVICES - FY 2016

Asset Name	: B ABOVE CHILD CARE CENTER							
Address	: 1810 DAVIDSON AVENUE BTWN: W	EST 176 ST., WES	Т 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					

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

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
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
Total	\$52,700	\$14,500	\$12,500	\$64,500
Importance Code A	\$24,100	\$2,800	\$900	\$5,100
Importance CodeAImportance CodeB	\$24,100 \$28,600	\$2,800 \$11,700	\$900 \$10,600	\$5,100 \$59,500
1	, ,	, <u>,</u> ,		



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

B ABOVE CHILD CARE CENTER

Asset # : 13415

rchitecture		Current R	epair	Futur	e Replacement	М	aintenance	
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior								
Exterior Walls								
Masonry: Brick Cavity	93%	Now	\$48,400	LIFE	* *	5	\$26,400	
		-	t, Area Affected : 1	15%				
	Location	: Througho	out					
	Jnt Morta	r Miss/Erod,	Extent : Moderat	e, Area A	Affected : 20%			
	Location	: At Grade	And Window Ope	nings Th	roughout			
	Staining/L	oiscoloring,	Extent : Moderate	, Area A	ffected : 20%			
	Location	: Througho	out					
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 I	Deteriorated	l, Extent : Modera	te, Area	Affected : 15%			
	Location	: Window (Openings					
Glass Block	5%	Now	\$900	LIFE	* *	5	\$100	
	Water Pen	etration, Ex	tent : Moderate, A	Area Affe	cted : 10%			
	Location	: Floor La	nding Btwn 1-2 - M	1ain Stai	r			
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 I	Deteriorated	l, Extent : Modera	te, Area	Affected : 50%			
	Location	: Coping St	tones Throughout					
	Vegetatior	n Growth, E.	xtent : Moderate, A	Area Affe	ected : 40%			
	Location	: Througho	out					

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B ABOVE CHILD CARE CENTER

Asset # : 13415

			A5561#.13					
Architecture		Current I	Repair	Futur	e Replacement	Μ	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
Exterior Roof								
Built-Up (BUR)	40%	Now	\$9,000	2025	\$45,000			
Built-Op (BOK)	Drains Ind Location Gravel/Sla Location Ponding, Location	ad/Misposm 1 : Roof Dec 1g Surface, 1 : Over Sec Extent : Mc 1 : At Roof J	, Extent : Moderate ck Above 1st Fl Extent : Moderate, cond Floor oderate, Area Affect	e, Area A Area Af ted : 15%	ffected : 100% fected : 25% 6			
	-		of Access Doors Fi					
Metal Panel	25% Deteriora Location Water Per	Now ted Finish, 1 : Pitched I netration, E	\$1,400 Extent : Moderate, Roofs Throughout Extent : Moderate, A er Of Pitched Roof	2030 Area Aff Area Affe	* * fected : 35% cted : 10%	k Into En	try Vestibule	
Modified Bitumen	33% Drains In Location Gut/DS N	Now ad/Misposn 1 : Roof Dec on Func/Mi	\$2,400 , Extent : Moderate ck Above 2nd Fl iss, Extent : Moder out On 2nd Fl Roof	2030 e, Area A ate, Area	* * ffected : 100%			
Single Ply Membrane	Location Water Per Location Other Obs Location	aged Flash 1 : Over Ma netration, E 1 : Over Ma servation, E 1 : Over Ma	Extent : Moderate, A nin Stair Extent : Moderate, A	Area Affe Area Affe	cted : 5%			
nterior	1	T						
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	Location Water Per	ı : Through ietration, E	\$3,100 tent : Light, Area A out Extent : Severe, Area Cassroom - South Oj	a Affecte	d : 15%	3	\$7,000	
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	

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

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

B ABOVE CHILD CARE CENTER

Asset # : 13415

Architecture		Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior								
Ceilings								
AcousTileConcealSpLn	15%			2030	* *	5	\$5,000	
AcousTileSusp.Lay-In	72%	0-2	\$7,600	2030	* *	5	\$9,600	
	-	-	, Extent : Moderate	-	ffected : 5%			
			stibule, 2nd Floor					
			Extent : Moderate, A		cted : 5%			
		1 : 2nd Fl C	Office - Opposite Mo					
Exposed Struc: Steel	3%			LIFE	* *			
Gypsum Board	10%	0-2	\$2,600	LIFE	* *	5	\$3,300	
	-	-	Extent : Moderate	-	ffected : 10%			
			nding Btwn Floors					
			Extent : Moderate, A		cted : 10%			
	Location	ı : Stair La	nding Btwn Floors	1-2				
Electrical		Current	Popoir	Enter	e Replacement	M	aintenance	
ystem Component	% of		Estimated Cost		Estimated Cost		Estimated Cost	Priorit
Туре	Total	(Years)		FY		(Yrs)		
Inder 600 Volts	-							
Service Equipment								
Molded Case Bkrs	100%			2035	* *	5	\$500	
	Other Ob.	servation, E	Extent : Moderate, A	Area Affe	cted : 100%			
	Location	ı : Electrice	al Room					
	Explana	tion : No N	ameplate Ratings (On The S	ervice Switch			
Switchgear / Switchboard								
Molded Case Bkrs	100%			2035	* *	5	\$500	
Raceway								
Conduit	100%			2035	* *	1		
Panelboards								
1 unelooulus								
Fused Disc Sw	5%			2033	* *	5		
	5% 95%			2033 2033	* * * *	5 5	\$400	
Fused Disc Sw Molded Case Bkrs							\$400	
Fused Disc Sw							\$400	
Fused Disc Sw Molded Case Bkrs Wiring	95%			2033	* *	5	\$400	
Fused Disc Sw Molded Case Bkrs Wiring Thermoplastic	95%			2033	* *	5	\$400	
Fused Disc Sw Molded Case Bkrs Wiring Thermoplastic Motor Controllers Locally Mounted	95% 100%			2033 2035	* *	5		
Fused Disc Sw Molded Case Bkrs Wiring Thermoplastic Motor Controllers Locally Mounted	95% 100%			2033 2035	* *	5		
Fused Disc Sw Molded Case Bkrs Wiring Thermoplastic Motor Controllers Locally Mounted Ground	95% 100%			2033 2035	* *	5		
Fused Disc Sw Molded Case Bkrs Wiring Thermoplastic Motor Controllers Locally Mounted fround Grounding Devices	95% 100% 100%	servation, E	Extent : Moderate, 4	2033 2035 2030 LIFE	** **	5 1 5	\$100	
Fused Disc Sw Molded Case Bkrs Wiring Thermoplastic Motor Controllers Locally Mounted fround Grounding Devices	95% 100% 100% 0ther Ob:	servation, E 1 : Basemer		2033 2035 2030 LIFE	** ** **	5 1 5	\$100	

Lighting

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

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

B ABOVE CHILD CARE CENTER

Asset # : 13415

			Asset # : 13	415				
Electrical		Current	Repair	Futur	e Replacement	Μ	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
ighting								
Interior Lighting	0.00/			2020	* *	10	¢14 700	
Fluorescent	90% Other Ob		Extent : Moderate, A	2030 Area Affe		10	\$14,700	
			out The Building	irea rijje				
		tion : T- 8	-					
Fluorescent	10%			2030	* *	10	\$1,600	
			Extent : Moderate, A	Area Affe	ected : 100%			
			out The Building					
	Expland	tion : Com	pact Fluorescent L	imps				
Egress Lighting	500/			2022	* *	1		
Exit, Service Exit, Battery	50% 50%			2033 2033	* *	1 10	\$600	
Exterior Lighting	5070			2033		10	φυυυ	
Fluorescent	20%			2025	\$11,100	10	\$300	
HID	80%			2025	\$52,400	10		
larm								
Security System								
No Component	80%			2025	¢10,500		¢1.200	
Generic	20% Other Ob		Extent : Moderate, A	2025 Area Affe	\$10,500	1	\$1,300	
			r And Hallways	neu nyje	<i>cieu</i> . 10070			
			sion Alarm, (1) CC	ΓV				
Fire/Smoke Detection	-							
No Component	80%							
Generic, Analog	20%			2025	\$35,900			
		servation, E n : 1st Floo	Extent : Moderate, A	Area Affe	ected : 100%			
			r ronic Main Contro	l Panal				
	Елрини	uion . Lieci	rome main comro	Tunei				
lechanical		Current	Repair	Futur	e Replacement	Μ	aintenance	
ystem	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priorit
Component Type	Total	(Years)		FY		(Yrs)		
eating								
Energy Source								
Natural Gas	100%			2035	* *	1		
Conversion Equipment								
Furnace	60%			2025	\$12,700	1	\$5,300	
			Extent : Light, Area	Affected	: 60%			
	Location Explana	-	of Mounted Units					
Hot Water Boiler	<u>40%</u>		oj mounieu Onils	2030	* *	1	\$3,500	
not water boller			Extent : Light, Area			1	\$5,500	
			nt Boiler Room					
	Explana	tion : 1 Un	it					

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

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

B ABOVE CHILD CARE CENTER

Asset # : 13415

Mechanical		Current F	Repair	Futur	e Replacement	Μ	aintenance	
System Component Type	% of 1 Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
leating								
Distribution								
Hot Wtr Piping/Pump	40%	Now	\$700	2033	* *	4	\$400	
			xtent : Severe, Are	a Affecte	d : 5%			
			oom, Basement					
		on : Hw S	upply Pump Is Not	Working	•			
No Component	60%							
Terminal Devices								
Convector/Radiator	40%			2030	* *	1	\$2,300	
No Component	60%							
air Conditioning								
Energy Source	1000/			2022	ste ste	1		
Electricity	100%			2033	* *	1		
Conversion Equipment	1000/			2025	¢114.400	2	¢1 100	
Ext Pkg Unit -	100%			2025	\$114,400	2	\$1,100	
Heating/Cooling	Other Obse	rvation F	xtent : Light, Area	Affected	· 100%			
	Location :		Meni . Ligni, Meu	njjecieu	. 10070			
	Explanati	5	its					
entilation	Блринин	011.0011	15					
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$9,900	
	Other Obse	rvation, E	xtent : Severe, Are	a Affecte	d : 7%			
	Location .	: Through	out					
	Explanati	on : Insule	ation Damage					
Exhaust Fans								
Roof	100%			2025	\$13,800	2	\$500	
lumbing								
H/C Water Piping								
Brass/Copper	100%			2035	* *	1		
Water Heater	1000/				.	•	\$2 00	
Gas Fired	100%			2023	\$4,000	2	\$300	
Sanitary Piping	1000/				ste ste	1		
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping	1000/				* *	1		
Cast Iron	100%			LIFE		1		
Sump Pump(s)	100%			2025	¢10,900	4	\$2.500	
Rigid Piping	100%			2023	\$10,800	4	\$2,500	
Sewage Ejector(s) Electric	100%			2025	\$10,800	4	\$2,500	
Fixtures	100%			2023	\$10,800	4	\$2,500	
Generic	100%							
Vertical Transport	10070							
Elevators								
Hydraulic	100%			LIFE	* *			
		rvation, E	xtent : Light, Area		: 100%			
	Location .		5.					
	Explanati							

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

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

B ABOVE CHILD CARE CENTER

Asset # : 13415

Mechanical	(Current R	epair	Futur	e Replacement	M	aintenance	
System Component Type	/	ail 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: HOLL	IS 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 SERVICE	S					
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
Total		\$90,500
Importance Code B		\$90,500
Total		\$90,500

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
Total	\$174,300	\$6,400	\$22,600	\$9,200
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
Total	\$174,300	\$6,400	\$22,600	\$9,200



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

Asset # : 13416

Architecture		Current I	Repair	Futur	e Replacement	Μ	aintenance	
System Component Type	% of Total		Estimated Cost		Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior								
Exterior Walls								
Masonry: Brick			\$33,800 Extent : Moderate, A out	LIFE Area Affe	* * cted : 30%	5	\$22,900	
Metal/Glass Curt Wall	Location Caulking	e Progress, 1 : Through	ed, Extent : Modera			5	\$13,200	
Metal Panel			\$600 hents, Extent : Mod out	2046 erate, Ar	* * rea Affected : 10%	5	\$3,300	
Metal: Cage/Fence	10%			2039	* *	5	\$15,400	
Windows Aluminum		4+ Strip Missin 1 : Through	\$18,300 g, Extent : Modera out	2042 te, Area	* * Affected : 20%	5	\$4,500	
Parapets								
Concrete Masonry Unit	50%			LIFE	* *	5-10	\$12,500	
Masonry: Brick	45%			LIFE	* *	5-10	\$14,000	
Metal: Cage/Fence		4+ /Rusting, E 1 : Through	\$400 Extent : Moderate, A out	2031 Area Affe	* * ected : 20%	5	\$700	
Roof								
Metal Panel		stallation, E 1 : Through	Extent : Light, Area out	2046 Affected	* * ! : 100%	10	\$3,000	
Modified Bitumen	90%			2031	* *	10	\$14,500	
tterior 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	0	Now Crumbling, 1 : Through	\$15,700 Extent : Moderate out	2031 , Area Aj	* * ffected : 10%	3	\$7,100	
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	

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

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

Asset # : 13416

			Asset # : 13	410				
Electrical		Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Inder 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2046	* *	5	\$100	
	Other Obs	ervation, E	Extent : Moderate, A	Area Affe	ected : 100%			
	Location	a : Electrico	al Room					
	Explana	tion : One o	800 Amps Main Dis	sconnect	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					de de	10	<i>* • • • • • • • • • • • •</i>	
Fluorescent	95%			2031	* *	10	\$14,400	
			Extent : Moderate, A	Area Affe	ected : 100%			
		-	out The Building					
		tion : T-8 L	amps					
Fluorescent	5%			2031	* *	10	\$800	
	-		t Light, Extent : Mo	derate, 1	Area Affected : 100	0%		
	Location	ı : 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 I	Repair	Futur	e Replacement	М	aintenance	
System	% of		Estimated Cost		Estimated Cost		Estimated Cost	Drianit
Component	% of Total	(Years)	Estimated Cost	r ear FY	Estimated Cost	(Yrs)	Estimated Cost	rnority
Туре	1.5141	(- •••15)		••		(110)		

Heating

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

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

Asset # : 13416

			351#.1					
Mechanical		Current Repai	ir	Futur	e Replacement	Μ	aintenance	
System Component Type	% of 1 Total	Fail Date Esti (Years)	mated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ieating								
Energy Source								
Natural Gas	100%			2046	* *	1		
Conversion Equipment								
Hot Water Boiler	50%			2039	* *	1	\$4,100	
		rvation, Extent	: Light, Area	Affected	: 100%			
		: Basement						
		on : One Unit						
No Component	50%							
		rvation, Extent	: Light, Area	Affected	:0%			
	Location.	0						
	Explanati	on : Equipment	t Accounted F	or Under	r The Cooling Sect	ion Of Th	his Report	
Distribution	1000/			2042	* *	4	¢1 200	
Hot Wtr Piping/Pump	100%			2042	* *	4	\$1,200	
Terminal Devices	500/			2020	* *	1	¢0.700	
Convector/Radiator	50%			2039		1	\$2,700	
No Component	50%							
ir Conditioning Energy Source								
Electricity	100%			2042	* *	1		
Conversion Equipment	10070			2042		1		
Ext Pkg Unit -	15%	0-2	\$16,000	2036	* *	2	\$100	
Heating/Cooling	10/0	02	<i>\</i> 10,000	2000		-	\$100	
6 6	Malfunctio	ning, Extent : M	Ioderate, Are	a Affecte	d : 100%			
	-	: Roof, 1 Of 6 L						
Ext Pkg Unit -	85%			2026	\$90,500	2	\$900	
Heating/Cooling					+		+2.00	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$14,600	
Exhaust Fans								
Roof	100%			2026	\$12,800	2	\$500	
lumbing								
H/C Water Piping								
Brass/Copper	100%			2046	* *	1		
Water Heater	100-				** • • • -	-	* = ~ -	
Gas Fired	100%			2021	\$3,800	2	\$200	
Sanitary Piping	1000/			LIPE	sta -1-			
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping	1000/			LIPP	* *	1		
Cast Iron	100%			LIFE	<u>ት</u> ች	1		
Sump Pump(s)	1000/			2026	¢10.000	Λ	¢0 500	
Rigid Piping	100% Other Obse	rvation, Extent	· Light Area	2026	\$10,800	4	\$2,500	
		: Boiler Room	. ықпа, Агеа	пјестей	. 100/0			
		. вонег коот on : Pumps Red	mire Mainter	ance				
	Елрианан	on . rumps Rec	une mainter	шпсе				

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

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

Asset # : 13416

Mechanical	Current Repair	Future	Replacement	Μ	aintenance	
System Component Type	% of Fail Date Estim Total (Years)	ated Cost Year I 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 H	lot Water Heater Only	,			
Fixtures						
Generic	100%					
Vertical Transport						
Elevators						
Hydraulic	100%	LIFE	* *			
2	Other Observation, Extent :	Light, Area Affected :	100%			
	Location : Serves All Floor	rs				
	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	
Total	\$153,300	
Importance Code B	\$153,300	
Total	\$153,300	

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
Total	\$27,800	\$1,200	\$7,100	\$2,400
Importance Code A	\$26,300	\$200	\$200	\$500
Importance Code B	\$1,500	\$1,000	\$6,900	\$1,900
Importance Code C				
Total	\$27,800	\$1,200	\$7,100	\$2,400



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

ADMIN. FOR CHILDREN'S SERVICES - 068 CROSSROADS SHELTER ALPHA COTTAGE

Asset # : 54

chitecture	Curren	t Repair	Futur	e Replacement	M	aintenance	
tem Component Type	% of Fail Dat Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
erior							
Exterior Walls		***			_	** • • • •	
Masonry: Brick	98% Now	\$22,200	LIFE	* *	5	\$3,800	
	Jnt Mortar Miss/Er Location : Throug	od, Extent : Moderat Phout	te, Area A	Affected : 50%			
Slate Panels	2% Now	\$3,900	LIFE	* *	5	\$100	
Shute I uners		ements, Extent : Seve		Affected · 25%	5	ψ100	
	Location : Windo		<i>i</i> c, <i>i</i> i <i>i</i> cu <i>i</i>	<i>injectica</i> : 2570			
			to Area	Affected , 500/			
		od, Extent : Moderat	e, Area F	Ajjecieu . 50%			
XX7' 1	Location : Windo	w Suis					
Windows	1000/		20.40	* *	F	¢700	
Aluminum	100%		2040	* *	5	\$700	
Parapets	0.50			de de	-	*= * *	
Masonry: Brick	95%		LIFE	* *	5	\$700	
Masonry: Limestone	5%		LIFE	* *	5		
Roof							
Modified Bitumen	100%		2032	* *	10	\$3,900	
		dent, Extent : Light,	Area Affe	ected : 100%			
	Location : Throug	ghout, 2012					
rior							
Floors							
Cast in Place Concrete	5%		LIFE	* *	5	\$700	
Ceramic Tile	5%		2037	* *	5	\$300	
	Recent Replace Evi	dent, Extent : Light,	Area Affe	ected : 100%			
	Location : First A	nd Second Floor Ba	throoms,	2012			
Vinyl Tile	90%		2032	* *	3	\$2,700	
		dent, Extent : Light,		ected : 100%		+_,	
	-	ghout First And Seco					
Interior Walls		,		,			
Concrete Masonry Unit	70%		LIFE	* *	5	\$1,800	
concrete Musonry Onit		ent, Extent : Light, A		rted · 100%	5	φ1,000	
		shout Basement, 201					
Distant		,		* *	5	¢	
Plaster	30%		LIFE	•••	5	\$600	
Ceilings	1000/		LIPP	* *	F	¢2 700	
Plaster	100%		LIFE		5	\$3,700	
ectrical	Curren	t Repair	Futur	e Replacement	M	aintenance	
tem	% of Fail Dat	e Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priori
Component	Total (Years		FY	Estimated Cost	(Yrs)	Estimated Cost	1 1 1011
Туре	Total (Teals)		••		(115)		
er 600 Volts							
Service Equipment							
Fused Disc Sw	100%		2044	* *	5		
	Other Observation,	Extent : Moderate, A	Area Affe	cted : 100%			
	Location : Electri	cal Room					
	Explanation : On	e 400 Amps Main Di	sconnect	Switch			
Switchgear / Switchboard							
Switchgear / Switchboard Fused Disc Sw	100%		2044	* *	5		

ADMIN. FOR CHILDREN'S SERVICES - 068 CROSSROADS SHELTER ALPHA COTTAGE

Asset # : 54

			A3561 # .					
Electrical		Current F	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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	1000					_	\$100	
Generic	100%			LIFE	* *	5	\$100	
lighting								
Interior Lighting	700/			2010	¢152 200	10	¢2 (00	
Fluorescent	70%		utout Madauata	2019	\$153,300	10	\$2,600	
			xtent : Moderate, A	area Ajje	ciea : 100%			
		-	out The Building					
		tion : T-12	Lamps	2022	* *	10	¢1 100	
Fluorescent	30%		A - A A A CC	2032		10	\$1,100	
			Aoderate, Area Aff	ectea : 10	00%			
	Location	a : Through	oout					
Egress Lighting	200/			2020	* *	10	¢200	
Emergency, Battery	20%			2029		10	\$200 \$200	
Emergency, Battery	30%			2019	\$1,600 * *	10	\$300	
Exit, Service	10%			2029		1		
Exit, Service	40%			2019	\$500	1		
Exterior Lighting	1000/			2020	* *	10		
HID	100%			2029		10		
Alarm								
Security System	70%							
No Component Generic	70% 30%			2029	* *	1	\$500	
	30%			2029	··· *	1	\$300	
Fire/Smoke Detection Generic	100%			2029	* *	12	\$2,500	
Generic	100%			2029		1-3	\$2,300	
Mechanical		Current F	Repair	Futur	e Replacement	Μ	aintenance	
System	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
Component	Total	(Years)		FY	COSt	(Yrs)	Lonnucu Cost	1.10110
Туре		,		_		、 /		
Ieating								
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.

ADMIN. FOR CHILDREN'S SERVICES - 068 CROSSROADS SHELTER ALPHA COTTAGE

Asset # : 54

Mechanical		Current	Repair	Futur	e Replacement	M	aintenance	
System	C (C							D • •
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
Ieating								
Conversion Equipment								
Hot Water Boiler	100%			2029	* *	1	\$2,000	
			Extent : Light, Area	Affected	: 100%			
		ı : Basemer						
D	Explana	tion : 1 Ga	s Fired Modular H	ot Water	Boiler			
Distribution	1000/			2022	* *	4	¢200	
Hot Wtr Piping/Pump	100%			2032		4	\$200	
Terminal Devices Convector/Radiator	100%			2029	* *	1	\$1,300	
	100%			2029		1	\$1,300	
Air Conditioning Energy Source								
Electricity	100%			2032	* *	1		
Conversion Equipment	10070			2032		1		
Split Unit	100%			2024	\$18,000			
Spin Olin		pair Evider	nt, Extent : Light, A		. ,			
		•	it, First And Secon					
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2	\$5,200	
Heat Rejection								
Remote Air Cond	100%			2024	\$23,300	2	\$2,800	
/entilation								
Exhaust Fans								
Wall Unit	100%		\$100	2024	\$5,900	2	\$100	
	-	-	nt : Moderate, Are					
	Location	ı : Second I	Floor Toilet Room,	Defectiv	e Toilet Exhaust F	an		
Plumbing								
H/C Water Piping	1000/			2024	* *	4		
Brass/Copper	100%			2034	* *	1		
Water Heater	1000/			2022	¢000	2	¢100	
Gas Fired	100%			2022	\$900	2	\$100	
Sanitary Piping Cast Iron	100%			LIFE	* *	1		
	100%			LIFE		1		
Storm Drain Piping Cast Iron	100%			LIFE	* *	1		
Backflow Preventer	100/0					1		
Generic	100%			2032	* *	1	\$200	
		servation. F	Extent : Light, Area			Ŧ	ψ200	
		ı : Basemer	-	-,, -,,				
		tion : Boile						
Fixtures	1		~					
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	90%							
Generic	10%			2034	* *	1-2	\$100	
	-		er, Extent : Moder	ate, Area	Affected : 100%			
	Location	ı : Basemer	ıt					

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

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

Print Date: 23-Oct-2015 ADMIN. FOR CHILDREN'S SERVICES - FY 2016

Asset Name	: CROSSROADS SHELTER MAIN BUILDING						
Address	: 1250 EAST 229TH STREET	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				

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

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
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
Total	\$77,600	\$21,100	\$61,800	\$21,300
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		
Total	\$77,600	\$21,100	\$61,800	\$21,300



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

Asset # : 1947

Architecture	Current Repair Future Replacement			Maintenance				
bystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior								
Exterior Walls								
Cast in Place Concrete	3%			LIFE	* *	5	\$6,700	
Masonry: Brick	92%	Now	\$120,400	LIFE	* *	5	\$40,900	
	Diagonal	Cracks, Ex	tent : Severe, Area	Affected	: 10%			
	Location	t : Boiler R	oom Chimney					
			l, Extent : Modera	te, Area A	Affected : 15%			
	Locatior	t : Boiler R	oom 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	
			nt, Extent : Light, A	rea Affec	cted : 100%			
	Location	a : Through	out, 2012					
Masonry: Limestone	5%			LIFE	* *	5	\$800	
Roof								
Single Ply Membrane	98%			2032	* *	10	\$32,500	
		-	ent, Extent : Light,	Area Affe	ected : 100%			
		a : Through	out, 2012					
Skylight, Metal/Glass	2%			2044	* *	10	\$2,200	
iterior								
Floors	50/			LIPP	* *	-	\$5.000	
Cast in Place Concrete	5%			LIFE	* *	5	\$5,200	
Ceramic Tile	5%			2033	* *	5	\$2,400	
Quarry Tile	15% 30%			2037 2029	* *	5	\$10,700 \$21,400	
Sheet Vinyl/Rubber Terrazzo	30% 20%	Now	\$43,200	LIFE	* *	5 5	\$21,400 \$7,400	
Terrazzo			Extent : Moderate			5	\$7,400	
	-	e : Staircase		, 111eu 11j	<i>Jecieu</i> . 2570			
Vinyl Tile				2029	* *	3	\$4,500	
viliyi The	25%	0-2 Failura Ex	\$19,800 tent : Moderate, A			3	\$4,300	
			201, B02, And B21i					
			Extent : Moderate,					
	-		201, B02, And B21i					
			it, Extent : Modera					
	-		01, B02, And B21i					
Interior Walls			. ,					
Ceramic Tile	5%			2033	* *	5	\$4,600	
Concrete Masonry Unit	5%	Now	\$10,000	LIFE	* *	5	\$1,800	
			tent : Moderate, Ai		ted : 20%	-	+ 1,000	
	-	: Water M		55				
	Horizonta	l Cracks, E	xtent : Moderate, A	Area A <u>f</u> fe	cted : 20%			
		: Water M		00				
	400/			LIFE	* *			
Fiberglass Panel	40%			LIFE	• •			

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

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

Asset # : 1947

		Current F	Repair	Futur	e Replacement	М	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
terior								
Ceilings						_		
AcousTileSusp.Lay-In	12%			2037	* *	5	\$5,700	
Exposed Concrete	5%			LIFE	* *	5	\$400	
Exposed Struc: Steel	3%		* 1 0 0 0 0	LIFE	* *	_	***	
Gypsum Board	40%	Now	\$18,800	LIFE	**	5	\$23,800	
		etration, E : Laundry	xtent : Moderate, A Room	rea Affe	cted : 10%			
Metal Panel	10%			LIFE	* *	5	\$6,000	
Plaster	30%			LIFE	* *	5	\$8,900	
lectrical		Current F	Repair	Futur	e Replacement	М	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
nder 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2044	* *	5	\$200	
	Other Obs	ervation, E	xtent : Moderate, A	Area Affe	ected : 100%			
		: Electrica						
	Explana	tion : One 3	3000 Amps Main D	isconnec	et Switch			
Switchgear / Switchboard			-					
Fused Disc Sw	90%			2044	* *	5	\$100	
	90% 10%			2044 2044	* * * *	5 5	\$100 \$100	
Fused Disc Sw								
Fused Disc Sw Molded Case Bkrs								
Fused Disc Sw Molded Case Bkrs Raceway	10%			2044	* *	5		
Fused Disc Sw Molded Case Bkrs Raceway Conduit	10%			2044	* *	5		
Fused Disc Sw Molded Case Bkrs Raceway Conduit Panelboards	10% 100%			2044 2044	* *	5	\$100	
Fused Disc Sw Molded Case Bkrs Raceway Conduit Panelboards Fused Disc Sw	10% 100% 10%			2044 2044 2040	**	5 1 5	\$100	
Fused Disc Sw Molded Case Bkrs Raceway Conduit Panelboards Fused Disc Sw Molded Case Bkrs	10% 100% 10%			2044 2044 2040	**	5 1 5	\$100	
Fused Disc Sw Molded Case Bkrs Raceway Conduit Panelboards Fused Disc Sw Molded Case Bkrs Wiring	10% 100% 10% 90%			2044 2044 2040 2040	** **	5 1 5 5	\$100	
Fused Disc Sw Molded Case Bkrs Raceway Conduit Panelboards Fused Disc Sw Molded Case Bkrs Wiring Thermoplastic	10% 100% 10% 90%			2044 2044 2040 2040	** **	5 1 5 5	\$100	
Fused Disc Sw Molded Case Bkrs Raceway Conduit Panelboards Fused Disc Sw Molded Case Bkrs Wiring Thermoplastic Motor Controllers	10% 100% 10% 90%			2044 2044 2040 2040 2044	** ** **	5 1 5 5 1	\$100 \$100 \$900	
Fused Disc Sw Molded Case Bkrs Raceway Conduit Panelboards Fused Disc Sw Molded Case Bkrs Wiring Thermoplastic Motor Controllers Locally Mounted	10% 100% 10% 90%			2044 2044 2040 2040 2044	** ** **	5 1 5 5 1	\$100 \$100 \$900	
Fused Disc Sw Molded Case Bkrs Raceway Conduit Panelboards Fused Disc Sw Molded Case Bkrs Wiring Thermoplastic Motor Controllers Locally Mounted round	10% 100% 10% 90%			2044 2044 2040 2040 2044	** ** **	5 1 5 5 1	\$100 \$100 \$900	
Fused Disc Sw Molded Case Bkrs Raceway Conduit Panelboards Fused Disc Sw Molded Case Bkrs Wiring Thermoplastic Motor Controllers Locally Mounted round Grounding Devices	10% 100% 10% 90% 100%			2044 2044 2040 2040 2044 2037	** ** **	5 1 5 5 1 5	\$100 \$100 \$900 \$300	
Fused Disc Sw Molded Case Bkrs Raceway Conduit Panelboards Fused Disc Sw Molded Case Bkrs Wiring Thermoplastic Motor Controllers Locally Mounted round Grounding Devices Generic	10% 100% 10% 90% 100%			2044 2044 2040 2040 2044 2037	** ** **	5 1 5 5 1 5	\$100 \$100 \$900 \$300	
Fused Disc Sw Molded Case Bkrs Raceway Conduit Panelboards Fused Disc Sw Molded Case Bkrs Wiring Thermoplastic Motor Controllers Locally Mounted round Grounding Devices Generic cand-by Power	10% 100% 10% 90% 100%			2044 2044 2040 2040 2044 2037	** ** **	5 1 5 5 1 5	\$100 \$100 \$900 \$300	
Fused Disc Sw Molded Case Bkrs Raceway Conduit Panelboards Fused Disc Sw Molded Case Bkrs Wiring Thermoplastic Motor Controllers Locally Mounted round Grounding Devices Generic and-by Power Transfer Switches	10% 100% 10% 100% 100%			2044 2044 2040 2040 2044 2037 LIFE	** ** ** ** **	5 1 5 5 1 5	\$100 \$100 \$900 \$300 \$600	
Fused Disc Sw Molded Case Bkrs Raceway Conduit Panelboards Fused Disc Sw Molded Case Bkrs Wiring Thermoplastic Motor Controllers Locally Mounted round Grounding Devices Generic and-by Power Transfer Switches Automatic	10% 100% 10% 90% 100% 100% 100%			2044 2044 2040 2040 2044 2037 LIFE 2037 2033	** ** ** ** ** ** ** **	5 1 5 5 1 5	\$100 \$100 \$900 \$300 \$600	
Fused Disc Sw Molded Case Bkrs Raceway Conduit Panelboards Fused Disc Sw Molded Case Bkrs Wiring Thermoplastic Motor Controllers Locally Mounted round Grounding Devices Generic cand-by Power Transfer Switches Automatic Generators	10% 100% 10% 100% 100% 100% 100% 100% 1		xtent : Moderate, 4	2044 2044 2040 2040 2044 2037 LIFE 2037 2033	** ** ** ** ** ** ** **	5 1 5 5 1 5 5	\$100 \$100 \$900 \$300 \$600 \$11,500	
Fused Disc Sw Molded Case Bkrs Raceway Conduit Panelboards Fused Disc Sw Molded Case Bkrs Wiring Thermoplastic Motor Controllers Locally Mounted round Grounding Devices Generic cand-by Power Transfer Switches Automatic Generators	10% 100% 10% 100% 100% 100% 100% 100% 1		Extent : Moderate, A	2044 2044 2040 2040 2044 2037 LIFE 2037 2033	** ** ** ** ** ** ** **	5 1 5 5 1 5 5	\$100 \$100 \$900 \$300 \$600 \$11,500	
Fused Disc Sw Molded Case Bkrs Raceway Conduit Panelboards Fused Disc Sw Molded Case Bkrs Wiring Thermoplastic Motor Controllers Locally Mounted round Grounding Devices Generic cand-by Power Transfer Switches Automatic Generators	10% 100% 10% 100% 100% 100% 100% 100% 1		The Building	2044 2044 2040 2040 2044 2037 LIFE 2037 2033	** ** ** ** ** ** ** **	5 1 5 5 1 5 5	\$100 \$100 \$900 \$300 \$600 \$11,500	
Fused Disc Sw Molded Case Bkrs Raceway Conduit Panelboards Fused Disc Sw Molded Case Bkrs Wiring Thermoplastic Motor Controllers Locally Mounted round Grounding Devices Generic cand-by Power Transfer Switches Automatic Generators	10% 100% 10% 100% 100% 100% 100% 100% 1	n : Outside	The Building	2044 2044 2040 2040 2044 2037 LIFE 2037 2033	** ** ** ** ** ** ** **	5 1 5 5 1 5 5	\$100 \$100 \$900 \$300 \$600 \$11,500	

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

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

Asset # : 1947

	A	SEL # . 1941						
Electrical	Current Repa	r Future Replacement Maintenanc			aintenance	e		
System Component Type	% of Fail Date Esti Total (Years)	mated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Stand-by Power								
Fuel Storage	1000			_	* • • • •			
Main Tank	100%	2052	* *	5	\$900			
	Other Observation, Extent Location : Generator Ro		ted : 100%					
ichting	Explanation : One 220 C	rais						
ighting Interior Lighting								
Fluorescent	95%	2029	* *	10	\$27,700			
Thurescent	Other Observation, Extent		rted : 100%	10	<i>\$21,100</i>			
	Location : Throughout T							
	Explanation : T-8 Lamps	-						
Fluorescent	5%	2029	* *	10	\$1,500			
Tuorescent	Other Observation, Extent		rted : 100%	10	\$1,500			
	Location : Hallways	, 55						
	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			
larm								
Security System	500/							
No Component	50%	2020	* *	1	¢7.000			
Generic	50%	2029		1	\$7,000			
Fire/Smoke Detection	50%							
No Component Generic	50%	2029	* *	1-3	¢11.000			
Generic	50% Other Observation, Extent			1-5	\$11,900			
	Location : Hallways	. moueraie, Area Ajjec	<i>ieu</i> . 10070					
	Explanation : Strobe Lig	hts Smake Detector Al	arm Rells Horn	And Mar	nual Pull Station			
	Explanation : Strobe Elg	nis, smoke Delector, m	ann Deus, 110m	ina ma	iaai 1 an Stanon			
Mechanical	Current Repai	r Future	Replacement	М	aintenance			
System			Estimated Cost			Drianit		
Component	% of Fail Date Esti Total (Years)	mated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	FIORI		
Туре				(115)				
leating								
Energy Source								
Electricity	20%	2044	* *	1				
Natural Gas	80%	2044	* *	1				

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

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

Asset # : 1947

Mechanical	Current Repair Future Replacement				Maintenance		
System Component Type	% of Fail Date Estima Total (Years)	ated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit	
eating							
Conversion Equipment							
Furnace	80% Other Observation, Extent : I Location : Roof	2029 Light, Area Affected	* *	1	\$12,600		
	Explanation : 7 Roof Top F	Package Units, 2 He	ating Ventilating U	Inits Serv	ving The Kitchens.		
Radiant Heater	20% Other Observation, Extent : I Location : Hallways Explanation : 11 Electric R		\$27,300 : 20%	2	\$3,000		
ir Conditioning	*						
Energy Source							
Electricity	100%	2040	* *	1			
Conversion Equipment Ext Pkg Unit -	100%	2029	* *	2	\$1,900		
Heating/Cooling	Other Observation, Extent : I	light Area Affected	· 100%				
	Location : Roof	Διξπι, ΑΓεά Αjjecieu	. 10070				
	Explanation : 7 Roof Top P	ackage Units					
entilation	2.4714.14110.11771005710571	achage e hus					
Distribution							
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$17,700		
Exhaust Fans							
Roof	100%	2029	* *	2	\$1,000		
lumbing							
H/C Water Piping	1000/	2024	de de				
Brass/Copper	100%	2034	* *	1			
Water Heater	1000/	2022	¢7.200	2	¢500		
Gas Fired	100%	2022	\$7,200	2	\$500		
Sanitary Piping Cast Iron	100% 0-2	\$3,400 LIFE	* *	1			
Cast from	Blockage /Clogged, Extent : .	. ,	ected · 10%	1			
	Location : Kitchen, Sluggis						
Storm Drain Piping	,	ł					
Cast Iron	100%	LIFE	* *	1			
Backflow Preventer							
Generic	100% Other Observation, Extent : I Location : Water Meter Ro Explanation : Domestic Wa	om		1 ir	\$2,300		
Fixtures	· · · · · · · · · · · · · · · · · · ·		<i>p</i>				
Generic	100%						
ertical Transport							
Elevators							
Hydraulic	100% Other Observation, Extent : I Location : B-2	LIFE Light, Area Affected	* *				
	Explanation : One Unit. Pr	esently Out Of Serv	ca Work Order In	To Rom	adv Dafact		

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

Asset # : 1947

Mechanical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	t Cycle Estimated Cos (Yrs)	t Priority
Fire Suppression Sprinkler				
Generic	100%	2044 **	⁴ 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.

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

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

Print Date: 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
DIOCK	: 4905 Lot : 2	DIIN	: 2097408

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

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
Total	\$27,500	\$1,600	\$1,900	\$2,300
Importance Code A	\$26,300	\$200	\$200	\$500
Importance Code B	\$1,200	\$1,300	\$1,700	\$1,800
Importance Code C		\$200		
Total	\$27,500	\$1,600	\$1,900	\$2,300



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

ADMIN. FOR CHILDREN'S SERVICES - 068 CROSSROADS SHELTER OMEGA COTTAGE

Asset # : 30

rchitecture	Current Repair	Future R	eplacement	M	aintenance			
stem Component Type	% of Fail Date Estimated C Total (Years)	ost Year Es FY	timated Cost	Cycle (Yrs)	Estimated Cost	Priorit		
terior								
Exterior Walls								
Masonry: Brick	98% Now \$22,20		* *	5	\$3,800			
	Jnt Mortar Miss/Erod, Extent : Moa	lerate, Area Affe	cted : 50%					
	Location : Throughout							
Slate Panels	2% Now \$3,90	00 LIFE	* *	5	\$100			
	Broken/Missing Elements, Extent : S	Severe, Area Affe	ected : 50%					
	Location : Window Sills							
	Jnt Mortar Miss/Erod, Extent : Moa	lerate, Area Affe	cted : 50%					
	Location : Window Sills							
	Spalling, Extent : Moderate, Area A	ffected : 25%						
	Location : Window Sills							
Windows								
Aluminum	100%	2040	* *	5	\$700			
Parapets				_				
Masonry: Brick	95%	LIFE	* *	5	\$700			
Masonry: Limestone	5%	LIFE	* *	5				
Roof	1000/	2022	de ale	10	\$2 ,000			
Modified Bitumen	100%	2032	* *	10	\$3,900			
	Recent Replace Evident, Extent : Lig	ght, Area Affecte	d : 100%					
- <u>.</u>	Location : Throughout, 2012							
erior Floors								
Cast in Place Concrete	5%	LIFE	* *	5	\$700			
Ceramic Tile	5%	2033	* *	5	\$700			
Vinyl Tile	90%	2033	* *	3	\$2,700			
v myr The	Recent Replace Evident, Extent : Li			5	\$2,700			
	Location : Throughout First And S							
Interior Walls	Location : Thioughout I northing	20	12					
Ceramic Tile	5%	2033	* *	5	\$300			
Cerume The				5	φ500			
	Recent Replace Evident, Extent : Light, Area Affected : 100% Location : Throughout First And Second Floor Bathrooms, 2012							
Concrete Masonry Unit	85%	LIFE	**	5	\$2,100			
Concrete Masonity Unit				5	\$2,100			
	Recent Repair Evident, Extent : Light, Area Affected : 100% Location : Throughout Basement, 2012							
Diastor		LIFE	* *	5	\$200			
Plaster	10%	LIFE		3	\$200			
Ceilings Plaster	100%	LIFE	* *	5	\$3,700			
1 105101	Recent Repair Evident, Extent : Lig			5	φ 3 ,700			
	Location : Throughout, 2012	, 11104 1155000	. 100/0					
	2000000 . 11100gnow, 2012							

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

Under 600 Volts

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

ADMIN. FOR CHILDREN'S SERVICES - 068 CROSSROADS SHELTER OMEGA COTTAGE

Asset # : 30

	laintenance Estimated Cost	Priority
(Yrs) 5 1 5 5		Priority
1 5 5	\$100	
1 5 5	\$100	
1 5 5	\$100	
5 5	\$100	
5	\$100	
5	\$100	
	<i></i>	
1		
5		
5	\$100	
10	\$700	
10	*2 000	
10	\$2,900	
10	¢ 400	
	\$100	
1		
10		
10		
1	\$500	
-	+= 50	
1-3	\$2,500	
M	aintonanco	
Cycle (Yrs)	Estimated Cost	Priority
-		-
1		
	5 5 10 10 10 10 10 10 1 10 10 1 10 10 1 10 10	5 5 \$100 10 \$700 10 \$700 10 \$2,900 10 \$400 10 \$400 10 \$100 11 \$100 11 \$500 1-3 \$2,500 Maintenance Cycle Estimated Cost (Yrs) Fatigue Cost

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

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

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

ADMIN. FOR CHILDREN'S SERVICES - 068 CROSSROADS SHELTER OMEGA COTTAGE

Asset # : 30

Mechanical		Current	Repair	Futur	e Replacement	Μ	aintenance	
System Component Type	% of Total		Estimated Cost		Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
leating				-				•
Conversion Equipment								
Hot Water Boiler	100%			2029	* *	1	\$2,000	
	Other Ob	servation, E	Extent : Light, Area	Affected	: 100%			
		ı : Basemer						
	Explana	tion : 1 Ga	s Fired Modular H	ot Water	Boiler			
Distribution								
Hot Wtr Piping/Pump	100%			2032	* *	4	\$200	
Terminal Devices								
Convector/Radiator	100%			2029	* *	1	\$1,300	
Air Conditioning								
Energy Source								
Electricity	100%			2032	* *	1		
Conversion Equipment								
Split Unit	100%			2024	\$18,000			
			nt, Extent : Light, A		cted : 100%			
	Location	n : Basemen	nt, First And Second	d Floors				
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2	\$5,200	
Heat Rejection								
Remote Air Cond	100%			2024	\$23,300	2	\$2,800	
'entilation								
Exhaust Fans								
Wall Unit	100%			2024	\$5,900	2	\$100	
lumbing								
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	
			Extent : Light, Area		: 20%			
		ı : Basemer		55				
	Explana	tion : Boile	r Only					
Fixtures	1		ž					
Generic	100%							
ire Suppression	/ •							
Sprinkler								
No Component	90%							
Generic	10%			2034	* *	1-2	\$100	
			er, Extent : Light, A		ected : 100%		,	
		ı : Basemer		55				

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

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

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
Total	\$320,700	\$873,300
Importance Code A	\$220,500	\$69,900
Importance Code B	\$100,200	\$729,900
Importance Code C		\$73,500
Total	\$320,700	\$873,300

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
Total	\$95,500	\$7,200	\$8,800	\$6,500
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			
Total	\$95,500	\$7,200	\$8,800	\$6,500



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.

JOHN COKER DAY CARE CENTER

Asset # : 13413

Architecture	Current R	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior							
Exterior Walls							
Masonry: Brick	100% Now Water Penetration, E: Location : Above W				5	\$17,900	
Windows							
Aluminum	100% Now Broken/Missing Elem Location : Throughe	out			5	\$300	
	Unit Inoperable, Exte		a Affecte	ed : 25%			
	Location : Through		4.66	. 1 100/			
	Water Penetration, E: Location : Group 4		rea Affe	cted : 10%			
Domonata	Location : Group 4	Classroom					
Parapets Metal: Cage/Fence	95%		2036	* *	5-10	\$12,800	
Pre-Cast Concrete	5%		LIFE	* *	5	\$12,800	
Roof	570		LIL		5	φ500	
Modified Bitumen	100% Now Drains Clogged, Exte Location : Throughe		2033 a Affecte	* * ed : 40%			1
	Seams Open/Split, Ex Location : Through	tent : Severe, Area	Affectea	1 : 60%			
	Water Penetration, E: Location : Through	xtent : Moderate, A	rea Affe	cted : 25%			
	Other Observation, E.	xtent : Moderate, A	Area Affe	ected : 100%			
	Location : Through	out					
	Explanation : Roof	Covered With Rub	ber Pads				
terior							
Floors	50/		LIPP	* *	_	\$2.400	
Cast in Place Concrete	5% 5%		LIFE		5	\$3,400	
Ceramic Tile	5% 10%		2026	\$29,500 * *	5	\$1,600 \$4,700	
Quarry Tile	10%		2028 2023		5	\$4,700 \$2,200	
Sheet Vinyl/Rubber	5% 75% 4+	\$10.400	2023	\$45,200 * *	5 3	\$2,300 \$8,800	
Vinyl Tile	75% 4+ Deflection Evident, E. Location : Along Ba				3	\$8,800	
	Worn/Eroded, Extent Location : Along Ba	: Moderate, Area	Affected	: 10%			

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

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

JOHN COKER DAY CARE CENTER

Asset # : 13413

Architecture		Current F	Repair	Futur	e Replacement	Μ	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior								
Interior Walls								
Cast in Place Concrete	5%	0-2	\$8,400	LIFE	* *			
	Water Per	etration, E	xtent : Light, Area	Affected	: 10%			
	Location	: Basemen	t					
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 Aj	ffected : 5%			
	Location	: Group 4	Classroom					
	Water Pen	etration, E	xtent : Moderate, A	Area Affe	cted : 10%			
	Location	: Group 4	Classroom					
Ceilings								
AcousTileSusp.Lay-In	100%	Now	\$24,600	2036	* *	5	\$15,600	
· ·	Misaligne	d/Bulging,	Extent : Moderate,	Area Aff	ected : 10%			
	Location	: Through	out					
	Staining/L	oiscoloring,	Extent : Light, Are	ea Affecte	ed : 10%			
	Location	: Through	out Basement					
	Water Per	etration, E	xtent : Moderate, A	Area Affe	cted : 5%			
	Location	: Group 7	Classroom					
	Other Obs	ervation, E	xtent : Severe, Are	a Affecte	d : 20%			
		: 1st Floor		00				
	Explana	tion : Steel	Structure Above Po	anels Is F	Rusting And Deteri	orating		

ectrical	Current Repa	ir Futur	e Replacement	M	aintenance	
stem Component Type	% of Fail Date Est Total (Years)	imated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
ler 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2023	\$4,700	5	\$100	
	Other Observation, Exten	t : Moderate, Area Affe	cted : 100%			
	Location : Electrical Ro	om				
	Explanation : Main Serv	vice Switch Rated @ 12	00 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

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

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

ADMIN. FOR CHILDREN'S SERVICES - 068 JOHN COKER DAY CARE CENTER

Asset # : 13413

Electrical	Current Repair	Futur	e Replacement	М	aintenance	
ystem Component Type	% of Fail Date Estimated Total (Years)	l Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
round						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$400	
ghting						
Interior Lighting	1000/	2022	¢204.000	10	¢24.000	
Fluorescent	100% Other Observation, Extent : Mod	2023 Jarata Arag Affa	\$294,000	10	\$24,900	
	Location : Throughout The Bui		cieu . 10070			
	Explanation : Using T-12 Lam	-				
Egress Lighting						
Emergency, Battery	50%	2023	\$17,800	10	\$3,300	
Exit, Service	50%	2023	\$3,600	1		
Exterior Lighting						
HID	100%	2023	\$100,000	10	\$100	
larm						
Security System	1000/	2020	ste ste		¢10,100	
Generic	100% Other Observation Future Mad	2028	* *	1	\$10,100	
	Other Observation, Extent : Mod Location : Throughout The Bui		clea : 100%			
	Explanation : C C T V Surveill	0				
F : (G 1 D 1 c)	Explanation . C C I V Surveit	unce Cumeru				
Fire/Smoke Detection						
Fire/Smoke Detection Generic	100%	2028	* *	1-3	\$16,700	
Fire/Smoke Detection Generic	100% Other Observation, Extent : Mod			1-3	\$16,700	
		lerate, Area Affe		1-3	\$16,700	
	Other Observation, Extent : Mod	lerate, Area Affe lding	cted : 100%			
Generic	Other Observation, Extent : Moa Location : Throughout The Bui	lerate, Area Affe Iding Strobe Lights, N	cted : 100%	ı, Alarm		
Generic Mechanical	Other Observation, Extent : Moa Location : Throughout The Bui Explanation : Smoke Detector,	lerate, Area Affe Iding Strobe Lights, N Futur	cted : 100% Aanual Pull Station	ı, Alarm M	Bells	Priorit
Generic Aechanical ystem Component Type eating	Other Observation, Extent : Mod Location : Throughout The Bui Explanation : Smoke Detector, Current Repair % of Fail Date Estimated	lerate, Area Affe Iding Strobe Lights, M Futur I Cost Year	ected : 100% Manual Pull Station e Replacement	n, Alarm M Cycle	Bells	Priorit
Generic lechanical ystem Component Type eating Energy Source	Other Observation, Extent : Mod Location : Throughout The Bui Explanation : Smoke Detector, Current Repair % of Fail Date Estimated Total (Years)	lerate, Area Affe lding Strobe Lights, N Futur l Cost Year FY	acted : 100% Manual Pull Station e Replacement Estimated Cost	n, Alarm M Cycle (Yrs)	Bells	Priorit
Generic lechanical ystem Component Type eating Energy Source Electricity	Other Observation, Extent : Mod Location : Throughout The Bui Explanation : Smoke Detector, Current Repair % of Fail Date Estimated Total (Years) 60%	lerate, Area Affe lding Strobe Lights, M Futur I Cost Year FY 2033	acted : 100% Manual Pull Station e Replacement Estimated Cost * *	n, Alarm M Cycle (Yrs) 1	Bells	Priorit
Generic lechanical ystem Component Type eating Energy Source Electricity Natural Gas	Other Observation, Extent : Mod Location : Throughout The Bui Explanation : Smoke Detector, Current Repair % of Fail Date Estimated Total (Years)	lerate, Area Affe lding Strobe Lights, N Futur l Cost Year FY	acted : 100% Manual Pull Station e Replacement Estimated Cost	n, Alarm M Cycle (Yrs)	Bells	Priori
Generic Iechanical ystem Component Type eating Energy Source Electricity Natural Gas Conversion Equipment	Other Observation, Extent : Mod Location : Throughout The Bui Explanation : Smoke Detector, Current Repair % of Fail Date Estimated Total (Years) 60% 40%	lerate, Area Affe lding Strobe Lights, M Futur I Cost Year FY 2033 2033	ected : 100% Manual Pull Station e Replacement Estimated Cost ** **	n, Alarm M Cycle (Yrs) 1 1	Bells aintenance Estimated Cost	Priori
Generic Acchanical ystem Component Type eating Energy Source Electricity Natural Gas	Other Observation, Extent : Mod Location : Throughout The Bui Explanation : Smoke Detector, Current Repair % of Fail Date Estimated Total (Years) 60% 40%	lerate, Area Affe Iding Strobe Lights, M Futur I Cost Year FY 2033 2033 2023	Anual Pull Station e Replacement Estimated Cost *** ** *12,900	n, Alarm M Cycle (Yrs) 1	Bells	Priori
Generic Alechanical ystem Component Type eating Energy Source Electricity Natural Gas Conversion Equipment	Other Observation, Extent : Mod Location : Throughout The Bui Explanation : Smoke Detector, Current Repair % of Fail Date Estimated Total (Years) 60% 40% 40% Other Observation, Extent : Light	lerate, Area Affe Iding Strobe Lights, M Futur I Cost Year FY 2033 2033 2023	Anual Pull Station e Replacement Estimated Cost *** ** *12,900	n, Alarm M Cycle (Yrs) 1 1	Bells aintenance Estimated Cost	Priori
Generic Alechanical ystem Component Type eating Energy Source Electricity Natural Gas Conversion Equipment	Other Observation, Extent : Mod Location : Throughout The Bui Explanation : Smoke Detector, Current Repair % of Fail Date Estimated Total (Years) 60% 40% 40% Other Observation, Extent : Ligh Location : Roof	lerate, Area Affe Iding Strobe Lights, M Futur I Cost Year FY 2033 2033 2023	Anual Pull Station e Replacement Estimated Cost *** ** *12,900	n, Alarm M Cycle (Yrs) 1 1	Bells aintenance Estimated Cost	Priori
Generic Lechanical ystem Component Type eating Energy Source Electricity Natural Gas Conversion Equipment Furnace	Other Observation, Extent : Mod Location : Throughout The Bui Explanation : Smoke Detector, Current Repair % of Fail Date Estimated Total (Years) 60% 40% 0ther Observation, Extent : Ligh Location : Roof Explanation : 2 Units	lerate, Area Affe lding Strobe Lights, M Futur I Cost Year FY 2033 2033 2023 at, Area Affected	Anual Pull Station e Replacement Estimated Cost *** ** \$12,900 : 40%	n, Alarm M Cycle (Yrs) 1 1 1	Bells aintenance Estimated Cost \$5,400	Priori
Generic Alechanical ystem Component Type eating Energy Source Electricity Natural Gas Conversion Equipment	Other Observation, Extent : Mod Location : Throughout The Bui Explanation : Smoke Detector, Current Repair % of Fail Date Estimated Total (Years) 60% 40% Other Observation, Extent : Light Location : Roof Explanation : 2 Units 60% Now \$14	lerate, Area Affe lding Strobe Lights, M Futur I Cost Year FY 2033 2033 2023 ht, Area Affected	Anual Pull Station e Replacement Estimated Cost *** ** *12,900	n, Alarm M Cycle (Yrs) 1 1	Bells aintenance Estimated Cost	Priorit
Generic Mechanical ystem Component Type eating Energy Source Electricity Natural Gas Conversion Equipment Furnace	Other Observation, Extent : Mod Location : Throughout The Bui Explanation : Smoke Detector, Current Repair % of Fail Date Estimated Total (Years) 60% 40% Other Observation, Extent : Ligh Location : Roof Explanation : 2 Units 60% Now \$14 Damaged, Extent : Severe, Area	lerate, Area Affe lding Strobe Lights, M Futur I Cost Year FY 2033 2033 2023 ht, Area Affected	Anual Pull Station e Replacement Estimated Cost *** ** \$12,900 : 40%	n, Alarm M Cycle (Yrs) 1 1 1	Bells aintenance Estimated Cost \$5,400	Priorit
Generic Mechanical ystem Component Type eating Energy Source Electricity Natural Gas Conversion Equipment Furnace	Other Observation, Extent : Mod Location : Throughout The Bui Explanation : Smoke Detector, Current Repair % of Fail Date Estimated Total (Years) 60% 40% Other Observation, Extent : Ligh Location : Roof Explanation : 2 Units 60% Now \$14 Damaged, Extent : Severe, Area Location : Throughout	lerate, Area Affe Iding Strobe Lights, N Futur I Cost 2033 2033 2023 tt, Area Affected 4,000 2023 Affected : 20%	Anual Pull Station e Replacement Estimated Cost *** ** \$12,900 \$69,900	n, Alarm M Cycle (Yrs) 1 1 1	Bells aintenance Estimated Cost \$5,400	Priorit
Generic Aechanical ystem Component Type eating Energy Source Electricity Natural Gas Conversion Equipment Furnace	Other Observation, Extent : Mod Location : Throughout The Bui Explanation : Smoke Detector, Current Repair % of Fail Date Estimated Total (Years) 60% 40% 40% Other Observation, Extent : Ligh Location : Roof Explanation : 2 Units 60% Now \$14 Damaged, Extent : Severe, Area Location : Throughout Not in Service, Extent : Severe, A	lerate, Area Affe Iding Strobe Lights, N Futur I Cost 2033 2033 2023 tt, Area Affected 4,000 2023 Affected : 20%	Anual Pull Station e Replacement Estimated Cost *** ** \$12,900 \$69,900	n, Alarm M Cycle (Yrs) 1 1 1	Bells aintenance Estimated Cost \$5,400	Priorit
Generic Mechanical ystem Component Type eating Energy Source Electricity Natural Gas Conversion Equipment Furnace	Other Observation, Extent : Mod Location : Throughout The Bui Explanation : Smoke Detector, Current Repair % of Fail Date Estimated Total (Years) 60% 40% 40% Other Observation, Extent : Ligh Location : Roof Explanation : 2 Units 60% Now \$14 Damaged, Extent : Severe, Area Location : Throughout Not in Service, Extent : Severe, A Location : Throughout	lerate, Area Affe Iding Strobe Lights, M Futur I Cost Year FY 2033 2033 2033 2023 tt, Area Affected 4,000 2023 Affected : 20%	Anual Pull Station e Replacement Estimated Cost *** ** \$12,900 \$69,900 0%	n, Alarm M Cycle (Yrs) 1 1 1	Bells aintenance Estimated Cost \$5,400	Priorit
Generic Mechanical ystem Component Type eating Energy Source Electricity Natural Gas Conversion Equipment Furnace	Other Observation, Extent : Mod Location : Throughout The Bui Explanation : Smoke Detector, Current Repair % of Fail Date Estimated Total (Years) 60% 40% 40% Other Observation, Extent : Ligh Location : Roof Explanation : 2 Units 60% Now \$14 Damaged, Extent : Severe, Area Location : Throughout Not in Service, Extent : Severe, A	lerate, Area Affe Iding Strobe Lights, M Futur I Cost Year FY 2033 2033 2033 2023 tt, Area Affected 4,000 2023 Affected : 20%	Anual Pull Station e Replacement Estimated Cost *** ** \$12,900 \$69,900 0%	n, Alarm M Cycle (Yrs) 1 1 1	Bells aintenance Estimated Cost \$5,400	Priorit

Air Conditioning

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

ADMIN. FOR CHILDREN'S SERVICES - 068 JOHN COKER DAY CARE CENTER

Asset # : 13413

			Asset # : 13	413				
Mechanical		Current I	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
Air Conditioning								
Energy Source								
Electricity	100%			2031	* *	1		
Conversion Equipment								
Ext Pkg Unit - Cooling	10%			2031	* *	2	\$200	
			Extent : Light, Area	Affected	: 100%			
	Location							
			Newly Installed Spl		=	Kitchen		
Ext Pkg Unit -	90%	0-2	\$7,900	2023	\$157,100	2	\$1,200	
Heating/Cooling	16 10			A (CC)	1 1000/			
	-	-	nt : Moderate, Area				T: OC	
	Location	a : Roof, 1 (Of 2 Roof Top Unit	Operatio	ig Unreliably, Con	npressors	s Trip Often	
Terminal Devices	1.00/			2021	* *	1	¢000	
Fan Coil - Cooling	10%		Sugard a Timber Anna	2031		1	\$900	
			Extent : Light, Area	Ајјестеа	: 100%			
		: Kitchen	-	:4 T:4 T	an Caila Samina k	Zitalam A	and Daratan	
			Newly Installed Spl					
Fan Coil - Cool/Heat	10%	0.0	¢100.000	2023	\$50,100 * *	1	\$900	
Fan Coil - Cool/Heat	20%	0-2	\$100,200	2033		1	\$1,600	
	Location	: Various	nt : Severe, Area Aj Locations Through ectrical Defects	-		ent Class	srooms. Multiple	
No Component	60%							
/entilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$15,100	
Exhaust Fans								
Roof	100%			2023	\$21,000	2	\$800	
Plumbing								
H/C Water Piping	1000							
Brass/Copper	100%			2033	* *	1		
Water Heater	1000/				.		***	
Electric	100%			2021	\$4,100	4	\$200	
Sanitary Piping	1000/		¢1.000	I IEE	* *	1		
Cast Iron	100%	Now	\$1,200	LIFE		1		
	-		Extent : Moderate, A					
	Location	i : Cioggea	Grease Trap Unde	r Kitchel	n Sink			
Storm Drain Piping	1000/			TIPP	* *	1		
Cast Iron	100%			LIFE	~ *	1		
Fixtures	1000/							
Generic	100%							
Fire Suppression								
Sprinkler No Component	<u> </u>							
No Component	60%			2022	* *	1.2	¢2 000	
Generic	40%			2033	~ ~	1-2	\$3,000	

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

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

ADMIN. FOR CHILDREN'S SERVICES - FY 2016 Print Date: 23-Oct-2015

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
Total	\$540,000	\$930,300
Importance Code A	\$141,700	\$175,700
Importance Code B	\$182,500	\$617,700
Importance Code C	\$215,800	\$136,800
Total	\$540,000	\$930,300

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
Total	\$289,400	\$87,200	\$136,500	\$89,000
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			
Total	\$289,400	\$87,200	\$136,500	\$89,000



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ADMIN. FOR CHILDREN'S SERVICES - 068 NEW ACS CHILDREN'S CENTER BELLEVUE HOSPITAL BLDG R-S

Asset # : 4372

ASSEL # . 4372								
Architecture	Current Repair			Futur	e Replacement	М	Maintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
xterior								
Exterior Walls						_	*- - - - - - - - - -	
Cast Stone/Terra Cotta	5%			LIFE	* *	5	\$76,700	
Masonry: Brick	65%	·····	Entering Links An	LIFE	* *	5	\$127,600	
	Location	a : On Pent						
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	
	-	Discoloring, 1 : Various	, Extent : Light, Ard Locations	ea Affecte	ed : 25%			
Metal Panel	15%			2046	* *	5-10	\$101,200	
Windows								
Aluminum	95%			2042	* *	5	\$26,100	
Metal Louvers	5%			2035	* *	10	\$8,600	
Parapets	0.00/			LIPP	* *	5 10	¢46 200	
Masonry: Brick	80%			LIFE	* *	5-10	\$46,300	
Masonry: Limestone Roof	20%			LIFE		5-10	\$20,600	
IRMA/Protected Membrane	10%	Now	\$11,600	2031	* *			
		-	iings, Extent : Mod Over 6th Floor At S					
Metal Panel	50%	Now	\$8,200	2039	* *			
		issing Elem 1 : Penthous	ents, Extent : Mod	erate, Ar	ea Affected : 2%			
Modified Bitumen	40%	Now	\$16,900	2031	* *			
		aged Flash 1 : Through	ings, Extent : Mod out	erate, Ar	ea Affected : 10%			
		netration, E n : Over 6th	xtent : Moderate, A Floor	Area Affe	cted : 5%			
iterior								
Floors	1.07			2025	¢22.200	2	40.7 00	
Carpet	1%	2.4	\$9.100	2025	\$22,300 * *	3	\$2,700	
Cast in Place Concrete	0	2-4 Crumbling, 1 : Through	Extent : Light, Are	LIFE ea Affecte		5	\$19,600	
Ceramic Tile	5%	0-2	\$8,500	2035	* *	5	\$4,500	
-	Jnt Morta	r Miss/Erod	d, Extent : Moderat ms And Toilets		Affected : 45%		. ,	
Granite Panels	5%	2-4	\$7,400	LIFE	* *	5	\$6,700	
***	Cracking/	Crumbling,	Extent : Light, Are		ed : 10%	-		
	Location	i : Inrougn	ош					
Sheet Vinyl/Rubber	Location 4%	i : Inrougn		2031	* *	5	\$10,800	

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

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

ADMIN. FOR CHILDREN'S SERVICES - 068 NEW ACS CHILDREN'S CENTER BELLEVUE HOSPITAL BLDG R-S

Asset # : 4372

Architecture	Current Repair			Futur	e Replacement	Maintenance		
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
terior								
Interior Walls		- /	* • • • • • •			_	* / • • •	
Concrete Masonry Unit		2-4	\$11,400	LIFE	**	5	\$4,200	
	-	: Through	Extent : Light, Are out	ea Affecte	2d : 10%			
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	
	Staining/L	iscoloring,	Extent : Light, Are	ea Affecte	ed : 5%			
	Location	: Various	Locations Through	out				
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	
lootrical		0						
lectrical		Current I			e Replacement		aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
nder 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2046	* *	5	\$500	
			xtent : Light, Area	Affected	: 100%			
		: Electrica						
	Explana	tion : 2- Ele	ectrical Services Ro	ated @ 4	000 Amps And 300	00 Amps		
Transformers	1000					_	* * * *	
Dry Type	100%			2039	* *	5	\$500	
	()ther ()hs	ervation F	xtent : Light, Area		· 1110%			
			0	Ajjeciea	. 10070			
	Location	: Basemen	t And 6th Floor					
Constal areas / Constal har and	Location	: Basemen	0					
Switchgear / Switchboard	Location Explanat	: Basemen	t And 6th Floor	formers .	For Elevators	5	\$500	
Fused Disc Sw	Location	: Basemen	t And 6th Floor			5	\$500	
Fused Disc Sw Raceway	Location Explanat 100%	: Basemen	t And 6th Floor	formers 2046	For Elevators * *		\$500	
Fused Disc Sw Raceway Conduit	Location Explanat	: Basemen	t And 6th Floor	formers .	For Elevators	5	\$500	
Fused Disc Sw Raceway Conduit Panelboards	Location Explanat 100%	: Basemen	t And 6th Floor	formers 2 2046 2046	For Elevators * *	1		
Fused Disc Sw Raceway Conduit Panelboards Fused Disc Sw	Location Explanat 100% 100% 20%	: Basemen	t And 6th Floor	formers 2046 2046 2042	For Elevators ** **	1	\$600	
Fused Disc SwRacewayConduitPanelboardsFused Disc SwMolded Case Bkrs	Location Explanat 100%	: Basemen	t And 6th Floor	formers 2 2046 2046	For Elevators	1		
Fused Disc Sw Raceway Conduit Panelboards Fused Disc Sw Molded Case Bkrs Wiring	Location Explanat 100% 100% 20% 80%	: Basemen	t And 6th Floor	<i>formers</i> 2046 2046 2042 2042	For Elevators	1 5 5	\$600	
Fused Disc Sw Raceway Conduit Panelboards Fused Disc Sw Molded Case Bkrs Wiring Thermoplastic	Location Explanat 100% 100% 20%	: Basemen	t And 6th Floor	formers 2046 2046 2042	For Elevators	1	\$600	
Fused Disc Sw Raceway Conduit Panelboards Fused Disc Sw Molded Case Bkrs Wiring	Location Explanat 100% 100% 20% 80%	: Basemen	t And 6th Floor	<i>formers</i> 2046 2046 2042 2042	For Elevators	1 5 5	\$600	

Ground

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ADMIN. FOR CHILDREN'S SERVICES - 068 NEW ACS CHILDREN'S CENTER BELLEVUE HOSPITAL BLDG R-S

Asset # : 4372

	Asset # : 4372								
Electrical	Current Repair Future Replace			Μ	Maintenance				
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority			
Fround									
Grounding Devices									
Generic	100%	LIFE	* *	5	\$3,700				
	Other Observation, Extent : Light, Area	a Affected .	: 100%						
	Location : Basement								
N. 11 D	Explanation : Located In Steam Room	n							
Stand-by Power Transfer Switches									
Automatic	100%	2039	* *	1	\$38,800				
Generators	10070	2037		1	\$50,000				
Diesel	100%	2035	* *	1	\$48,800				
	Other Observation, Extent : Light, Area		: 100%	•	\$10,000				
	Location : Penthouse	55							
	Explanation : 500 Kva Diesel Genera	tor							
Batteries									
Lead/Acid	80%	2020	\$1,200	5	\$3,700				
	Other Observation, Extent : Light, Area	a Affected .	: 100%						
	Location : 6th Floor								
	Explanation : Penthouse								
Lead/Acid	20%	2020	\$300	5	\$900				
	Other Observation, Extent : Light, Area	n 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	2054	* *	~	¢ 2 500				
Main Tank	70% Other Observation, Extent : Light, Area	2054		5	\$2,500				
	Location : Basement	i Ajjeciea :	100%						
	Explanation : 2000 Gallons								
Lighting	Explanation : 2000 Gattons								
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 Affecte	d : 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					

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

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included. ** Replacement cost estimated to be beyond ten years is not included in this report.
ADMIN. FOR CHILDREN'S SERVICES - 068 NEW ACS CHILDREN'S CENTER BELLEVUE HOSPITAL BLDG R-S

Asset # : 4372

			Asset # : 4					
Electrical		Current I	Repair	Futur	e Replacement	Μ	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
ighting								
Exterior Lighting	100-1							
Fluorescent	100%			2031	* *	10	\$11,500	
			Extent : Light, Area	Affected	: 100%			
		n : Exterior						
ishtning Protection	Explana	tion : Photo	ocell Control					
Lightning Protection Arresters/Cabling								
Generic	100%			2054	* *	5	\$800	
Alarm	10070			2001		5	4000	
Security System								
No Component	25%							
Generic	75%			2031	* *	1	\$35,300	
	Other Obs	ervation, E	Extent : Light, Area	Affected	: 100%			
	Location	ı : Through	out					
	Explana	tion : Cam	eras And Card Rea	der Acce	ss Control			
Fire/Smoke Detection								
No Component	70%							
Generic	30%			2034	* *	1-3	\$23,300	
Maabaal			_					
Mechanical		Current		Futur	e Replacement		aintenance	
System Component	% of		Estimated Cost		Estimated Cost	-	Estimated Cost	Priorit
Туре	Total	(Years)		FY		(Yrs)		
Heating								
Heating	100%			2036	* *	1		
Heating Energy Source Utility Steam Conversion Equipment	100%				* *	1		
Heating Energy Source Utility Steam	90%		\$11,200	2039	* *	1	\$47,900	
Heating Energy Source Utility Steam Conversion Equipment	90% Leak Evid	ent, Extent	: Moderate, Area A	2039	* *		\$47,900	
Heating Energy Source Utility Steam Conversion Equipment	90% Leak Evid Location	ent, Extent 1 : Basemer	: Moderate, Area A t	2039 Affected :	**		\$47,900	
Heating Energy Source Utility Steam Conversion Equipment	90% Leak Evid Location Other Obs	lent, Extent 1 : Basemer servation, E	: Moderate, Area A ht Extent : Light, Area	2039 Affected :	**		\$47,900	
Heating Energy Source Utility Steam Conversion Equipment	90% Leak Evid Location Other Obs Location	ent, Extent 1 : Basemer servation, E 1 : Basemer	: Moderate, Area A ht Extent : Light, Area ht	2039 Affected : Affected	* * 5% : 100%		\$47,900	
Heating Energy Source Utility Steam Conversion Equipment Heat Exchanger	90% Leak Evid Location Other Obs Location Explana	ent, Extent 1 : Basemer servation, E 1 : Basemer	: Moderate, Area A ht Extent : Light, Area	2039 Affected : Affected nediate I	* * 5% : 100% Repair	1		
Heating Energy Source Utility Steam Conversion Equipment Heat Exchanger Pres. Reducing Valve/L1	90% Leak Evid Location Other Obs Location Explana	ent, Extent 1 : Basemer servation, E 1 : Basemer	: Moderate, Area A ht Extent : Light, Area ht	2039 Affected : Affected	* * 5% : 100%		\$47,900	
Heating Energy Source Utility Steam Conversion Equipment Heat Exchanger	90% Leak Evid Location Other Obs Location Explana P 10%	ent, Extent 1 : Basemer Servation, E 1 : Basemer tion : 2 Un	: Moderate, Area A at Extent : Light, Area at its - One Needs Imr	2039 Affected : Affected nediate I 2035	* * 5% : 100% Repair * *	1		
Heating Energy Source <u>Utility Steam</u> Conversion Equipment Heat Exchanger Pres. Reducing Valve/Ll	90% Leak Evid Location Other Obs Location Explana P 10% Other Obs	ent, Extent 1 : Basemer servation, E 1 : Basemer tion : 2 Un servation, E	: Moderate, Area A t Extent : Light, Area tt its - One Needs Imn Extent : Light, Area	2039 Affected : Affected nediate I 2035	* * 5% : 100% Repair * *	1		
Heating Energy Source Utility Steam Conversion Equipment Heat Exchanger Pres. Reducing Valve/L1	90% Leak Evid Location Other Obs Location Explana P 10% Other Obs Location	ent, Extent a : Basemen servation, E a : Basemen tion : 2 Un servation, E servation, E	: Moderate, Area A tt Extent : Light, Area tt its - One Needs Imr Extent : Light, Area tt	2039 Affected : Affected nediate I 2035	* * 5% : 100% Repair * *	1		
Heating Energy Source <u>Utility Steam</u> Conversion Equipment Heat Exchanger Pres. Reducing Valve/LI Steam	90% Leak Evid Location Other Obs Location Explana P 10% Other Obs Location	ent, Extent 1 : Basemer servation, E 1 : Basemer tion : 2 Un servation, E	: Moderate, Area A tt Extent : Light, Area tt its - One Needs Imr Extent : Light, Area tt	2039 Affected : Affected nediate I 2035	* * 5% : 100% Repair * *	1		
Heating Energy Source Utility Steam Conversion Equipment Heat Exchanger Pres. Reducing Valve/LI Steam	90% Leak Evid Location Other Obs Location Explana P 10% Other Obs Location Explana	ent, Extent a : Basemen servation, E a : Basemen tion : 2 Un servation, E servation, E	: Moderate, Area A tt Extent : Light, Area tt its - One Needs Imr Extent : Light, Area tt	2039 Affected : Affected nediate I 2035 Affected	* * 5% : 100% Repair * *	1 5	\$700	
Heating Energy Source Utility Steam Conversion Equipment Heat Exchanger Pres. Reducing Valve/LI Steam Distribution Hot Wtr Piping/Pump	90% Leak Evid Location Other Obs Location Explana P 10% Other Obs Location	ent, Extent a : Basemen servation, E a : Basemen tion : 2 Un servation, E servation, E	: Moderate, Area A tt Extent : Light, Area tt its - One Needs Imr Extent : Light, Area tt	2039 Affected : Affected nediate I 2035	* * 5% : 100% Repair * *	1		
Heating Energy Source Utility Steam Conversion Equipment Heat Exchanger Pres. Reducing Valve/LI Steam Distribution Hot Wtr Piping/Pump Terminal Devices	90% Leak Evid Location Other Obs Location Explana Other Obs Location Explana	ent, Extent a : Basemen servation, E a : Basemen tion : 2 Un servation, E servation, E	: Moderate, Area A tt Extent : Light, Area tt its - One Needs Imr Extent : Light, Area tt	2039 Affected : Affected nediate I 2035 Affected 2042	* * 5% : 100% Repair * *	1 5	\$700	
Heating Energy Source Utility Steam Conversion Equipment Heat Exchanger Pres. Reducing Valve/LI Steam Distribution Hot Wtr Piping/Pump Terminal Devices Air Handler	90% Leak Evid Location Other Obs Location Explana Other Obs Location Explana 100% 30%	ent, Extent a : Basemen servation, E a : Basemen tion : 2 Un servation, E servation, E	: Moderate, Area A tt Extent : Light, Area tt its - One Needs Imr Extent : Light, Area tt	2039 Affected : Affected nediate I 2035 Affected 2042 2031	* * 5% 2: 100% Repair * * 2: 100% * *	1 5 4	\$700 \$8,900 \$22,200	
Heating Energy Source Utility Steam Conversion Equipment Heat Exchanger Pres. Reducing Valve/LI Steam Distribution Hot Wtr Piping/Pump Terminal Devices	90% Leak Evid Location Other Obs Location Explana Other Obs Location Explana	ent, Extent a : Basemen servation, E a : Basemen tion : 2 Un servation, E servation, E	: Moderate, Area A tt Extent : Light, Area tt its - One Needs Imr Extent : Light, Area tt	2039 Affected : Affected nediate I 2035 Affected 2042	** 5% : 100% Repair ** : 100% ** **	1 5 4 1	\$700	
Heating Energy Source Utility Steam Conversion Equipment Heat Exchanger Pres. Reducing Valve/LI Steam Distribution Hot Wtr Piping/Pump Terminal Devices Air Handler Convector/Radiator Fan Coil Unit/Heat	90% Leak Evid Location Other Obs Location Explana Other Obs Location Explana 100% 30% 10%	ent, Extent a : Basemen servation, E a : Basemen tion : 2 Un servation, E servation, E	: Moderate, Area A tt Extent : Light, Area tt its - One Needs Imr Extent : Light, Area tt	2039 Affected : Affected nediate I 2035 Affected 2042 2031 2039	** 5% : 100% Repair ** : 100% ** **	1 5 4 1 1	\$700 \$8,900 \$22,200 \$3,900	
Heating Energy Source Utility Steam Conversion Equipment Heat Exchanger Pres. Reducing Valve/LI Steam Distribution Hot Wtr Piping/Pump Terminal Devices Air Handler Convector/Radiator	90% Leak Evid Location Other Obs Location Explana Other Obs Location Explana 100% 30% 10%	ent, Extent a : Basemen servation, E a : Basemen tion : 2 Un servation, E servation, E	: Moderate, Area A tt Extent : Light, Area tt its - One Needs Imr Extent : Light, Area tt	2039 Affected : Affected nediate I 2035 Affected 2042 2031 2039	** 5% : 100% Repair ** : 100% ** **	1 5 4 1 1	\$700 \$8,900 \$22,200 \$3,900	

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

ADMIN. FOR CHILDREN'S SERVICES - 068 NEW ACS CHILDREN'S CENTER BELLEVUE HOSPITAL BLDG R-S

Asset # : 4372

lechanical		Current I	xepair -	Futur	e Replacement	M	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
r Conditioning								
Conversion Equipment								
Centrifugal, Elec Chiller	90%			2035	* *	1	\$116,600	
	-	-	tent : Light, Area A	ffected :	100%			
		1 : Chiller						
			Extent : Light, Area	Affected	: 100%			
		n : Basemen						
			lti 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%		\$33,600	2024	\$335,600	2	\$96,400	
			ight, Area Affected	: 10%				
	Location	1 : Roof						
entilation								
Distribution	1000				ste ste			
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$105,700	
Exhaust Fans	0.00/			2026	¢116 200	2	¢2,200	
Interior	90%			2026	\$116,300	2	\$3,300	
Roof	10%			2026	\$9,300	2	\$400	
umbing								
H/C Water Piping	1000/			2036	* *	1		
Brass/Copper	100%			2050		1		
HW Heat Exchanger Low Temp	100%			2036	* *	4	\$11,800	
*	10070			2030		4	\$11,800	
Sanitary Piping Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping	100%			LIFE		1		
Cast Iron	100%			LIFE	* *	1		
	100%			LIFE	· •	1		
Sump Pump(s) Rigid Piping	100%			2031	* *	4	\$1,600	
Pool Filter/Treatment	10070			2031	· · · · · · · · · · · · · · · · · · ·	+	φ1,000	
Not Accessible	100%							
			Extent : Light, Area	Affected	: 0%			
			und Area Of Roof	1 35 00000	,.			
		tion : Foun						
Backflow Preventer	- T							
Generic	100%			2034	* *	1	\$7,300	
Fixtures						-	+ · ,2 30	
Generic	100%							
-			ctent : Moderate, A	rea Affec	cted : 5%			
		n : Toilet Re						

Vertical Transport

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

ADMIN. FOR CHILDREN'S SERVICES - 068 NEW ACS CHILDREN'S CENTER BELLEVUE HOSPITAL BLDG R-S

Asset # : 4372

Mechanical	Current Repair	Future	Replacement	Μ	aintenance	
System Component Type	% of Fail Date Estima Total (Years)	ited Cost Year I FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport						
Elevators						
Geared Traction	80%	LIFE	* *			
	Other Observation, Extent : L	ight, Area Affected :	100%			
	Location : Basement to 6th	Floor				
	Explanation : 4 Passenger 0	Units				
Hydraulic	20%	LIFE	* *			
-	Other Observation, Extent : L	ight, 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	

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

Print Date: 23-Oct-2015 ADMIN. FOR CHILDREN'S SERVICES - FY 2016

Asset Name	: RICHMOND EARLY LEARNING CENTER							
Address	: 159 BROADWAY @ HENDERSON AV	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
Total		\$94,600
Importance Code B		\$94,600
Total		\$94,600

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
Total	\$50,900	\$15,200	\$9,400	\$19,300
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	
Total	\$50,900	\$15,200	\$9,400	\$19,300



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

Asset # : 13414

rchitecture		Current I	Repair	Futur	e Replacement	Μ	aintenance	
/stem Component Type	% of Total		Estimated Cost		Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
terior								
Exterior Walls								
Cast in Place Concrete	3%			LIFE	* *	5	\$700	
Concrete Masonry Unit	30%	Now	\$2,700	LIFE	* *	5	\$800	
		tetration, E 1 : Through	xtent : Light, Area out	Affected	: 5%			
Masonry: Brick	67%		\$8,900	LIFE	* *	5	\$3,000	
		tetration, E 1 : Through	xtent : Light, Area out	Affected	: 20%			
Windows	1000					-	* 4 4 9 9	
Aluminum	100%			2047	* *	5	\$1,100	
Parapets	4000						* ~	
Metal: Cage/Fence	100%			2042	* *	5-10	\$9,400	
Roof Modified Bitumen			\$10,000 Extent : Moderate, A	2033 Area Affe	* * cted : 20%			
erior	Bootunior							
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	-		\$3,100 Extent : Light, Are	LIFE ea Affecte	* * ed : 5%	5	\$4,500	
	Water Per	0	xtent : Light, Area	Affected	: 10%			
Ceilings						-	.	
AcousTileSusp.Lay-In	100%			2038	* *	5	\$10,000	
lectrical		Current	Repair	Futur	e Replacement	М	aintenance	
zstem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
nder 600 Volts								
Switchgear / Switchboard								
Fused Disc Sw	100%			2025	\$47,700	5		
		servation, E 1 : Electrico	Extent : Moderate, A al Room	Area Affe	ected : 100%			
	Explana	tion : 2- 40	0 Amperes And 6-2	200 Amp	eres Main Service	Switches		
Raceway								
Conduit	30%			2025	\$4,100	1		
Conduit	70%			2045	* *	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.

Asset # : 13414

Electrical	C	urrent Repair	Futur	e Replacement	Μ	aintenance	
System Component Type		il Date Estimated Cost Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Inder 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	1000/			ste ste	_	\$100	
Generic	100%		LIFE	* *	5	\$100	
Lighting							
Interior Lighting	50/		2020	* *	10	¢200	
Fluorescent	5% Comment Flor		2030		10	\$300	
	Location : I	orescent Light, Extent : Mo	oderate, I	Area Affectea : 100	1%0		
		2000 y					
Fluorescent	90%		2030	* *	10	\$5,500	
	-	xtent : Moderate, Area Aff	ected : 10	00%			
		Throughout The Building					
Fluorescent	5%		2025	\$3,600	10	\$300	
	T-12 Lamps, Location : H	Extent : Moderate, Area Aj Ramp	ffected :	100%			
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	
		ation, Extent : Moderate, A	Area Affe	ected : 100%			
		Hallways And Outside					
	Explanation	a : Intrusion Alarm And C	CTVCa	amera			
Fire/Smoke Detection	1000		0000	als -t-			
Generic, Digital	100%		2030	**			
		ation, Extent : Moderate, A	area Affe	ected : 100%			
		Throughout The Building	11 0 .				
	Explanation	n : Strobe Light, Manual P	ull Statio	ns, Smoke Detecto	r And Ale	arm Bells	
Mechanical	C	urrent Repair	Futur	e Replacement	M	aintenance	
System	% of Fa	il Date Estimated Cost	Vear	Estimated Cost	Cycle	Estimated Cost	Priority

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

Heating

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

Asset # : 13414

			Asset # : 13	9414				
Mechanical		Current I	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
leating								
Energy Source								
Electricity	30%			2045	* *	1		
Natural Gas	70%			2045	* *	1		
Conversion Equipment								
Furnace	50%	Now	\$400	2030	* *	1	\$1,500	
	v	0	nt : Moderate, Area	00				
			iit Serving The Upp			bly		
			Extent : Light, Area	Affected	: 50%			
	Location	-	· -					
		tion : 2 Un	lts	2020	* *			
Radiant Heater	25%	N	¢1 400	2030		2	\$800	
Radiant Heater	25%	Now	\$1,400	2025	\$7,200	2	\$600	
	-		loderate, Area Affe out, Defective Hear					
in Conditioning	Locuitor	. Intough	oui, Dejective Heat	ung Lien	ieni			
ir Conditioning Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment	10070			2011		1		
Ext Pkg Unit -	100%			2025	\$43,200	2	\$400	
Heating/Cooling	100/0			2020	¢.2,200	-	¢.00	
	Other Obs	ervation, E	Extent : Light, Area	Affected	: 100%			
	Location	:Roof						
	Explana	tion : 2 Un	its					
entilation								
Distribution								
Ductwork/Diffusers	10%		\$5,700	LIFE	* *	2-5	\$400	
	-		Extent : Severe, Are	a Affecte	d : 100%			
		a : Kitchen						
Ductwork/Diffusers	90%			LIFE	* *	2-5	\$3,400	
Exhaust Fans	1000/					•	†2 00	
Roof	100%			2030	* *	2	\$200	
lumbing								
H/C Water Piping Brass/Copper	100%	Now	\$1,000	2045	* *	1		
Blass/Copper			ight, Area Affected			1		
	0		t, Hair-line Report		lain. Water Main S	hut-off V	alve Appears To	
	Be Leak		ii, mite nep on	00000		iiiii ojj i	and inpreases to	
Water Heater								
Electric	100%			2023	\$1,000	4		
Sanitary Piping								
Cast Iron	5%	Now	\$700	LIFE	* *	1		
	-		Extent : Moderate, A					
			Discharge Line Fr					
C I		cning Of Li	ine, Client Fears Th				azara	
Cast Iron	95%			LIFE	* *	1		
Storm Drain Piping	1000/			LIPP	* *	1		
Cast Iron	100%			LIFE	~ ~	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.

Asset # : 13414

Mechanical	chanical Current Repair		eplacement	M		
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Est FY	timated 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 : Ligh	t, Area Affected : 10	00%			
	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 : Mod	erate, Area Affectea	l : 100%			
	Location : Kitchen					
	Explanation : The System's Yea	rly Inspection Is Pa	st Due			

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

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

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

Print Date: 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				

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

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
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
Total	\$85,700	\$19,000	\$11,600	\$51,000
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	
Total	\$85,700	\$19,000	\$11,600	\$51,000



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

ADMIN. FOR CHILDREN'S SERVICES - 068

STRONG PLACE DAY CARE CENTER ALONZO DAUGHTRY DAY CARE CENTER

Asset # : 13412

Architecture	Current Repair Future Replacement			М				
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
xterior								
Exterior Walls	0.00/	NT	¢22.200	LIPP	* *	~	¢10.000	
Masonry: Brick Cavity	90%Now\$33,300LIFE**5\$18,200Expansion Jnt Failure, Extent : Moderate, Area Affected : 10%Location : Facade Joints ErodingGraffiti, Extent : Moderate, Area Affected : 10%Location : Street Facade							
		r Miss/Erod 1 : Window	l, Extent : Moderat Sills	te, Area I	Affected : 10%			
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	23% 75%	Now	\$26,000	2038	* *	10	\$9,300	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							
	-	Extent : Mo 1 : Through	derate, Area Affect out	ted : 40%	6			
	Seams Op	-	tent : Severe, Area	Affected	l : 40%			
		-		Area Affe	cted : 10%			
	Water Penetration, Extent : Moderate, Area Affected : 10% Location : Second Floor, Over Rooms 203 And 206							
iterior								
Floors								
Ceramic Tile	5%			2034	* *	5	\$800	
Quarry Tile	5%	NT	#F 000	2038	* *	5	\$1,200	
Sheet Vinyl/Rubber	25%Now\$5,9002025\$118,3005\$3,100Seams Open/Split, Extent : Moderate, Area Affected : 25%Location : Public Corridors							
		ubstrate, Ex 1 : Public C	tent : Moderate, A orridors	rea Affec	eted : 25%			
Vinyl Tile	-	2-4 Crumbling, 1 : Through	\$4,400 Extent : Light, Are	2025 ea Affecte	\$88,100 ed : 10%	3	\$4,000	

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

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

ADMIN. FOR CHILDREN'S SERVICES - 068 STRONG PLACE DAY CARE CENTER ALONZO DAUGHTRY DAY CARE CENTER

Asset # : 13412

			ASSEL#.13					
Architecture		Current	Repair	Futur	e Replacement	N	laintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cos	t Cycle (Yrs)	Estimated Cost	Priorit
nterior								
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		netration, E	\$1,900 Extent : Moderate, A	2038 Area Affe	* cted : 10%	* 5	\$6,000	
	Location	n : Rooms 2	203 And 206					
Exposed Struc: Steel	2%			LIFE	*			
Gypsum Board			\$800 Extent : Moderate, A ir	LIFE Area Affe	* cted : 10%	* 5	\$5,100	
				Enter	o Donlocomont	N		
Electrical		Current			e Replacement		laintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cos	t Cycle (Yrs)	Estimated Cost	Priority
Inder 600 Volts								
Service Equipment Fused Disc Sw	Location	servation, E n : Electrico	Extent : Moderate, A al Room 2 Service Switch Ra			* 5		
Switchgear / Switchboard Fused Disc Sw	100%			2045	*	* 5		
Raceway	1000/			20.45	*	* 1		
Conduit Panelboards	100%			2045	•	* 1		
Fused Disc Sw	2%			2041	*	* 5		
Molded Case Bkrs	2 % 98%			2041	*		\$300	
Wiring	7070			2041		5	φ300	
Thermoplastic	100%			2045	*	* 1		
Motor Controllers	10070			2013		1		
Locally Mounted	100%			2038	*	* 5	\$100	
bround							+	
Grounding Devices Generic	100%			LIFE	*	* 5	\$200	
	Location	servation, E n : Basemer ution : Wate		Area Affe	cted : 100%			
ighting								
Interior Lighting Fluorescent		servation, E	Extent : Moderate, A cout The Building	2030 Area Affe	* ccted : 100%	* 10	\$10,300	
		n : Through ttion : T-8 I	-					

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

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

ADMIN. FOR CHILDREN'S SERVICES - 068 STRONG PLACE DAY CARE CENTER ALONZO DAUGHTRY DAY CARE CENTER

Asset # : 13412

Electrical		Current Repair	Futur	e Replacement	Μ	aintenance	
System Component Type	% of Total	Fail Date Estimated (Years)	Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
ighting							
Egress Lighting							
Exit, LED	100%		2053	* *	1		
Exterior Lighting							
HID	100%		2025	\$41,300	10		
larm							
Security System	5 00/						
No Component	70%			de de		\$1.2 00	
Generic	30%		2030	* *	1	\$1,300	
		ervation, Extent : Mode : Throughout The Build		ected : 100%			
		tion : Intrusion Alarm S	-				
Fire/Smoke Detection	Lapiana		,				
No Component	70%						
Generic, Analog	30%		2030	* *			
Generie, 7 maiog		ervation, Extent : Mode		ected · 100%			
		: Throughout The Build					
		tion : Strobe Lights, Ma	-	on And Smoke Det	actors		
	Влртана	ion : Strobe Eignis, ina			201015		
Mechanical		Current Repair	Futur	e Replacement	Μ	aintenance	
System Component	% of Total	Current Repair Fail Date Estimated (Years)		e Replacement Estimated Cost		aintenance Estimated Cost	Priority
Туре		Fail Date Estimated	Cost Year	-	Cycle		Priority
System Component Type leating		Fail Date Estimated	Cost Year	-	Cycle		Priority
System Component Type feating Energy Source	Total	Fail Date Estimated	Cost Year FY	-	Cycle (Yrs)		Priorit
System Component Type eating Energy Source Natural Gas		Fail Date Estimated	Cost Year	Estimated Cost	Cycle		Priority
System Component Type Teating Energy Source Natural Gas Conversion Equipment	Total	Fail Date Estimated	Cost Year FY 2045	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
System Component Type leating Energy Source Natural Gas	Total 100% 80%	Fail Date Estimated (Years)	Cost Year FY 2045 2025	Estimated Cost * * \$10,700	Cycle (Yrs)		Priority
System Component Type Teating Energy Source Natural Gas Conversion Equipment	Total 100% 80% Other Obs	Fail Date Estimated ((Years) ervation, Extent : Light,	Cost Year FY 2045 2025	Estimated Cost * * \$10,700	Cycle (Yrs)	Estimated Cost	Priority
System Component Type Teating Energy Source Natural Gas Conversion Equipment	Total 100% 80% Other Obs Location	Fail Date Estimated (Years) ervation, Extent : Light, : Roof	Cost Year FY 2045 2025 Area Affected	Estimated Cost * * \$10,700	Cycle (Yrs)	Estimated Cost	Priority
ystem Component Type eating Energy Source Natural Gas Conversion Equipment Furnace	Total 100% 80% Other Obs Location Explana	Fail Date Estimated ((Years) ervation, Extent : Light,	Cost Year FY 2045 2025 Area Affected	Estimated Cost * * \$10,700	Cycle (Yrs)	Estimated Cost	Priority
System Type Type Image: Conversion Equipment Conversion Equipment Furnace Not Accessible Image: Conversion Equipment	Total 100% 80% Other Obs Location	Fail Date Estimated (Years) ervation, Extent : Light, : Roof	Cost Year FY 2045 2025 Area Affected	Estimated Cost * * \$10,700	Cycle (Yrs)	Estimated Cost	Priorit
System Type Component Type feating Energy Source Natural Gas Natural Gas Conversion Equipment Furnace Furnace Not Accessible Distribution Distribution	Total 100% 80% Other Obs Location Explana 20%	Fail Date Estimated (Years) ervation, Extent : Light, : Roof	Cost Year FY 2045 2025 Area Affected ge Units	Estimated Cost ** \$10,700	Cycle (Yrs) 1	Estimated Cost \$4,400	Priorit
System Component Type leating Energy Source Natural Gas Conversion Equipment Furnace Not Accessible Distribution Hot Wtr Piping/Pump	Total 100% 80% Other Obs Location Explana 20% 20%	Fail Date Estimated (Years) ervation, Extent : Light, : Roof	Cost Year FY 2045 2025 Area Affected	Estimated Cost * * \$10,700	Cycle (Yrs)	Estimated Cost	Priority
System Component Type leating Energy Source Natural Gas Conversion Equipment Furnace Not Accessible Distribution Hot Wtr Piping/Pump No Component	Total 100% 80% Other Obs Location Explana 20%	Fail Date Estimated (Years) ervation, Extent : Light, : Roof	Cost Year FY 2045 2025 Area Affected ge Units	Estimated Cost ** \$10,700	Cycle (Yrs) 1	Estimated Cost \$4,400	Priority
System Component Type leating Energy Source Natural Gas Conversion Equipment Furnace Not Accessible Distribution Hot Wtr Piping/Pump No Component Terminal Devices	Total 100% 80% Other Obs Location Explana 20% 20% 80%	Fail Date Estimated (Years) ervation, Extent : Light, : Roof	Cost Year FY 2045 2025 Area Affected ge Units 2033	Estimated Cost * * 5: 80% * *	Cycle (Yrs) 1 1	Estimated Cost \$4,400 \$200	Priorit
System Component Type leating Energy Source Natural Gas Conversion Equipment Furnace Not Accessible Distribution Hot Wtr Piping/Pump No Component Terminal Devices Convector/Radiator	Total 100% 80% Other Obs Location Explana 20% 20% 20%	Fail Date Estimated (Years) ervation, Extent : Light, : Roof	Cost Year FY 2045 2025 Area Affected ge Units	Estimated Cost ** \$10,700	Cycle (Yrs) 1	Estimated Cost \$4,400	Priorit
System Component Type leating Energy Source Natural Gas Conversion Equipment Furnace Not Accessible Distribution Hot Wtr Piping/Pump No Component Terminal Devices Convector/Radiator No Component	Total 100% 80% Other Obs Location Explana 20% 20% 80%	Fail Date Estimated (Years) ervation, Extent : Light, : Roof	Cost Year FY 2045 2025 Area Affected ge Units 2033	Estimated Cost * * 5: 80% * *	Cycle (Yrs) 1 1	Estimated Cost \$4,400 \$200	Priorit
System Component Type leating Energy Source Natural Gas Conversion Equipment Furnace Not Accessible Distribution Hot Wtr Piping/Pump No Component Terminal Devices Convector/Radiator No Component stir Conditioning	Total 100% 80% Other Obs Location Explana 20% 20% 20%	Fail Date Estimated (Years) ervation, Extent : Light, : Roof	Cost Year FY 2045 2025 Area Affected ge Units 2033	Estimated Cost * * 5: 80% * *	Cycle (Yrs) 1 1	Estimated Cost \$4,400 \$200	Priorit
System Component Type leating Energy Source Natural Gas Conversion Equipment Furnace Onversion Equipment Furnace Distribution Hot Accessible Distribution Hot Wtr Piping/Pump No Component Terminal Devices Convector/Radiator No Component	Total 100% 80% Other Obs Location Explana 20% 20% 20%	Fail Date Estimated (Years) ervation, Extent : Light, : Roof	Cost Year FY 2045 2025 Area Affected ge Units 2033	Estimated Cost ** 5: 80% **	Cycle (Yrs) 1 1	Estimated Cost \$4,400 \$200	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.

ADMIN. FOR CHILDREN'S SERVICES - 068

STRONG PLACE DAY CARE CENTER ALONZO DAUGHTRY DAY CARE CENTER

Asset # : 13412

			A5561#.13					
Mechanical		Current	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment	1.00/			2025	¢2 700	1	¢500	
Reciprocating Compr/Chiller	10%			2025	\$3,700	1	\$500	
Ext Pkg Unit -	90%			2025	\$64,900	2	\$600	
Heating/Cooling	2070			2023	φ0 1 ,200	2	φοσο	
	Other Obs	servation, E	Extent : Light, Area	Affected	: 100%			
	Location	n : Roof						
	Explana	tion : 6 Pa	ckage Units, R-22					
Terminal Devices								
Direct Expansion	10%			2025	\$3,400	1		
No Component	90%							
Heat Rejection					1	-	±	
Remote Air Cond	10%			2025	\$6,500	2	\$800	
No Component	90%							
Ventilation								
Distribution Ductwork/Diffusers	100%			LIFE	* *	2-5	\$6,200	
Exhaust Fans	10070			LIFE		2-5	\$0,200	
Roof	100%			2025	\$8,700	2	\$300	
Plumbing	10070			2023	\$6,700	2	\$500	
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	1000/							
Generic	100%							
Vertical Transport Elevators								
Elevators Hydraulic	100%			LIFE	* *			
rryuraune			Extent : Light, Area					
	Location			- _{JJ} coreu	, v			
		tion : 1 Un	it					
Fire Suppression	1							
Sprinkler								
No Component	95%							
Generic	5%			2035	* *	1-2	\$200	
Chemical System								
Generic	100%			2020	\$25,500	1-3	\$55,000	

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

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