

Print Date : 14-Oct-2022

**ADMIN. FOR CHILDREN'S SERVICES - FY 2023**

Asset Name : BEACH AVE. NON-SECURE DET. HOME1 (GROUP HOME)  
 Address : 1101 BEACH AVENUE  
 Borough : BRONX Agency's Number : N/A  
 Program / Asset # : DJJ0004.000 / 14321 Yr Built/Renovated : 1972 /  
 Area Sq Ft : 4,080 Project Type : CHILDREN'S SERVICES  
 Date of Survey : 11-Dec-2020 Landmark Status : NONE  
 Areas Surveyed : Basement, Floors 1,2,3  
 Block : 3753 Lot : 1 BIN : 2024244

| CAPITAL               | FY 2024 - 2027  | FY 2028 - 2033 |
|-----------------------|-----------------|----------------|
| Exterior Architecture | \$62,600        |                |
| <b>Total</b>          | <b>\$62,600</b> |                |
| Importance Code A     | \$62,600        |                |
| <b>Total</b>          | <b>\$62,600</b> |                |

| EXPENSE               | FY 2024         | FY 2025      | FY 2026      | FY 2027         |
|-----------------------|-----------------|--------------|--------------|-----------------|
| Exterior Architecture | \$48,800        | \$100        |              | \$1,800         |
| Interior Architecture | \$43,800        | \$200        | \$400        | \$200           |
| Electrical            | \$100           | \$100        | \$200        | \$2,300         |
| Mechanical            | \$2,400         | \$300        | \$400        | \$26,100        |
| Site Pavements        | \$2,800         |              |              |                 |
| <b>Total</b>          | <b>\$97,900</b> | <b>\$700</b> | <b>\$900</b> | <b>\$30,400</b> |
| Importance Code A     | \$50,900        | \$300        | \$200        | \$2,100         |
| Importance Code B     | \$17,500        | \$400        | \$300        | \$28,300        |
| Importance Code C     | \$29,600        |              | \$400        |                 |
| <b>Total</b>          | <b>\$97,900</b> | <b>\$700</b> | <b>\$900</b> | <b>\$30,400</b> |



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

**ADMIN. FOR CHILDREN'S SERVICES - 068**  
**BEACH AVE. NON-SECURE DET. HOME1 (GROUP HOME)**

**Asset # : 14321**

| Architecture  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |          |
|---|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|----------|
| System<br>Component<br>Type   | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority |
| Exterior  |                |                      |                |                    |                |                |                |          |
| Exterior Walls  |                |                      |                |                    |                |                |                |          |
| Masonry: Brick  | 70%            | Now                  | \$42,500       | LIFE               | **             | 5              | \$5,300        | 1        |
| <i>Horizontal Cracks, Extent : Severe, Area Affected : 30%</i>            |                |                      |                |                    |                |                |                |          |
| <i>Location : Beach Avenue, Watson Avenue, And Rear Facades</i>           |                |                      |                |                    |                |                |                |          |
| <i>Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 15%</i>       |                |                      |                |                    |                |                |                |          |
| <i>Location : Beach Avenue, Watson Avenue Facades</i>                     |                |                      |                |                    |                |                |                |          |
| <i>Vertical Cracks, Extent : Severe, Area Affected : 30%</i>              |                |                      |                |                    |                |                |                |          |
| <i>Location : Beach Avenue And Rear Facades</i>                           |                |                      |                |                    |                |                |                |          |
| <i>Worn/Eroded, Extent : Severe, Area Affected : 20%</i>                  |                |                      |                |                    |                |                |                |          |
| <i>Location : Beach Avenue Façade</i>                                     |                |                      |                |                    |                |                |                |          |
| Pre-Cast Concrete   | 5%             | Now                  | \$2,700        | LIFE               | **             | 5              | \$1,200        |          |
| <i>Cracking/Crumbling, Extent : Severe, Area Affected : 5%</i>            |                |                      |                |                    |                |                |                |          |
| <i>Location : Beach Avenue Facade</i>                                     |                |                      |                |                    |                |                |                |          |
| <i>Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 25%</i>       |                |                      |                |                    |                |                |                |          |
| <i>Location : Window Sills</i>  |                |                      |                |                    |                |                |                |          |
| Stucco Cement   | 25%            | Now                  | \$62,600       | 2052               | **             | 5              | \$2,400        |          |
| <i>Horizontal Cracks, Extent : Severe, Area Affected : 10%</i>            |                |                      |                |                    |                |                |                |          |
| <i>Location : Rear Facade</i>   |                |                      |                |                    |                |                |                |          |
| <i>Vertical Cracks, Extent : Severe, Area Affected : 10%</i>              |                |                      |                |                    |                |                |                |          |
| <i>Location : Rear Facade</i>   |                |                      |                |                    |                |                |                |          |
| Windows   |                |                      |                |                    |                |                |                |          |
| Aluminum  | 100%           | 2-4                  | \$700          | 2048               | **             | 5              | \$400          |          |
| <i>Corrosion/Rusting, Extent : Moderate, Area Affected : 5%</i>           |                |                      |                |                    |                |                |                |          |
| <i>Location : Beach Avenue Facade, Second Floor</i>                       |                |                      |                |                    |                |                |                |          |
| <i>Unit Inoperable, Extent : Moderate, Area Affected : 5%</i>             |                |                      |                |                    |                |                |                |          |
| <i>Location : Second Floor, Window Boarded Up</i>                         |                |                      |                |                    |                |                |                |          |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>         |                |                      |                |                    |                |                |                |          |
| <i>Location : Throughout</i>  |                |                      |                |                    |                |                |                |          |
| <i>Explanation : Units Remain Locked Throughout For Security Purposes</i> |                |                      |                |                    |                |                |                |          |
| Parapets  |                |                      |                |                    |                |                |                |          |
| Cast Stone/Terra Cotta  | 7%             |                      |                | LIFE               | **             | 5              | \$200          |          |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>            |                |                      |                |                    |                |                |                |          |
| <i>Location : Roof</i>  |                |                      |                |                    |                |                |                |          |
| <i>Explanation : Observed From Ground</i>                                 |                |                      |                |                    |                |                |                |          |
| Masonry: Brick  | 90%            |                      |                | LIFE               | **             | 5              | \$400          |          |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>            |                |                      |                |                    |                |                |                |          |
| <i>Location : Roof</i>  |                |                      |                |                    |                |                |                |          |
| <i>Explanation : Observed From Ground</i>                                 |                |                      |                |                    |                |                |                |          |
| Pre-Cast Concrete   | 3%             |                      |                | LIFE               | **             | 5              | \$100          |          |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>            |                |                      |                |                    |                |                |                |          |
| <i>Location : Roof</i>  |                |                      |                |                    |                |                |                |          |
| <i>Explanation : Observed From Ground</i>                                 |                |                      |                |                    |                |                |                |          |

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

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

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

**ADMIN. FOR CHILDREN'S SERVICES - 068**  
**BEACH AVE. NON-SECURE DET. HOME1 (GROUP HOME)**

**Asset # : 14321**

| <b>Architecture</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>   | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority</b> |
| <b>Exterior</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Roof</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Asphalt Shingle  | 15%               |                          |                       | 2035                      | * *                   | 10                 | \$100                 |                 |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>             |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Roof</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : No Access Due To Security. Observed From The Ground</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| Metal, Corrugated  | 20%               | 0-2                      | \$2,900               | 2052                      | * *                   | 1                  |                       |                 |
| <i>Deformed/Dented, Extent : Moderate, Area Affected : 50%</i>           |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Front Canopy</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Modified Bitumen   | 65%               |                          |                       | 2037                      | * *                   | 10                 | \$1,800               |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>           |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Roof</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : No Access, No Interior Leaks</i>                        |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Interior</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Floors</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Cast in Place Concrete   | 25%               |                          |                       | LIFE                      | * *                   | 5                  | \$3,300               |                 |
| Ceramic Tile   | 5%                |                          |                       | 2035                      | * *                   | 5                  | \$300                 |                 |
| Vinyl Tile   | 30%               | 0-2                      | \$4,900               | 2037                      | * *                   | 3                  | \$700                 |                 |
| <i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>          |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : First And Second Floors</i>                                |                   |                          |                       |                           |                       |                    |                       |                 |
| Wood   | 40%               | 2-4                      | \$7,100               | 2060                      | * *                   | 5                  | \$2,300               |                 |
| <i>Deteriorated Finish, Extent : Severe, Area Affected : 30%</i>         |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : First And Second Floors</i>                                |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Split/Cracked, Extent : Moderate, Area Affected : 15%</i>             |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : First And Second Floors</i>                                |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Interior Walls</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Cast in Place Concrete   | 15%               |                          |                       | LIFE                      | * *                   |                    |                       |                 |
| Ceramic Tile   | 10%               |                          |                       | 2041                      | * *                   | 5                  | \$800                 |                 |
| Gypsum Board   | 50%               | 2-4                      | \$1,000               | LIFE                      | * *                   | 5                  | \$2,300               |                 |
| <i>Cracking/Crumbling, Extent : Severe, Area Affected : 5%</i>           |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Basement</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Recent Repair Evident, Extent : Light, Area Affected : 2%</i>         |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : First Floor Basement Stair</i>                             |                   |                          |                       |                           |                       |                    |                       |                 |
| Wood   | 25%               | 0-2                      | \$26,200              | LIFE                      | * *                   | 5                  | \$7,600               |                 |
| <i>Misaligned/Bulging, Extent : Moderate, Area Affected : 50%</i>        |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout Second And Third Floors</i>                     |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Split/Cracked, Extent : Moderate, Area Affected : 60%</i>             |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Ceilings</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Exposed Struc: Wood  | 20%               |                          |                       | LIFE                      | * *                   |                    |                       |                 |
| Gypsum Board   | 55%               |                          |                       | LIFE                      | * *                   | 5                  | \$4,200               |                 |
| <i>Recent Replace Evident, Extent : Light, Area Affected : 2%</i>        |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Basement</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Plaster  | 25%               | 0-2                      | \$4,500               | LIFE                      | * *                   | 5                  | \$1,000               |                 |
| <i>Patching Evident, Extent : Moderate, Area Affected : 20%</i>          |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : First Floor</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Site Enclosure</b>  |                   |                          |                       |                           |                       |                    |                       |                 |

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**ADMIN. FOR CHILDREN'S SERVICES - 068**  
**BEACH AVE. NON-SECURE DET. HOME1 (GROUP HOME)**

**Asset # : 14321**

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

Site Enclosure

Fence/Gates

Chain Link

100%

2042

\*\*

*Other Observation, Extent : Moderate, Area Affected : 50%*

*Location : Watson Avenue*

*Explanation : Fence Leaning*

Site Pavements

Public Sidewalk

Cast in Place Concrete

100%

0-2

\$500

2045

\*\*

*Cracking/Crumbling, Extent : Light, Area Affected : 3%*

*Location : Beach Avenue*

*Tripping Hazard, Extent : Light, Area Affected : 3%*

*Location : Beach Avenue*

Parking/Driveway

Asphalt

100%

Now

\$2,400

2041

\*\*

*Cracking/Crumbling, Extent : Severe, Area Affected : 100%*

*Location : Parking Area*

*Other Observation, Extent : Severe, Area Affected : 15%*

*Location : At Parking Area*

*Explanation : Cracking*

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

Under 600 Volts

Service Equipment

Molded Case Bkrs

100%

2032

\$31,800

5

\$100

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

*Location : Basement*

*Explanation : One 200 Ampere Main Disconnect Switch*

Raceway

Conduit

100%

2032

\$4,300

1

Panelboards

Fused Disc Sw

5%

2031

\$500

5

Molded Case Bkrs

95%

2031

\$9,300

5

\$100

Wiring

Thermoplastic

100%

2032

\$8,800

1

Motor Controllers

Locally Mounted

100%

2030

\$11,200

5

Ground

Grounding Devices

Generic

100%

LIFE

\*\*

5

\$100

Lighting

Interior Lighting

Fluorescent

100%

2032

\$28,200

10

\$3,700

*T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%*

*Location : Throughout The Building*

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**BEACH AVE. NON-SECURE DET. HOME1 (GROUP HOME)**

**Asset # : 14321**

| <b>Electrical</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>   | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Lighting</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Egress Lighting  |                   |                          |                       |                           |                       |                    |                       |                 |
| Emergency, Battery   | 50%               |                          |                       | 2032                      | \$3,300               | 10                 | \$500                 |                 |
| Exit, Battery  | 50%               |                          |                       | 2032                      | \$2,300               | 10                 | \$100                 |                 |
| <b>Exterior Lighting</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| HID  | 20%               |                          |                       | 2032                      | \$3,700               | 10                 |                       |                 |
| Incandescent   | 10%               |                          |                       | 2027                      | \$2,100               | 2                  |                       |                 |
| No Component   | 70%               |                          |                       |                           |                       |                    |                       |                 |
| <b>Alarm</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Security System</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| No Component   | 80%               |                          |                       |                           |                       |                    |                       |                 |
| Generic  | 20%               |                          |                       | 2032                      | \$1,500               | 1                  | \$300                 |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>                               |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout The Building</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : CCTV Surveillance Cameras</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Fire/Smoke Detection</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| No Component   | 70%               |                          |                       |                           |                       |                    |                       |                 |
| Generic, Digital   | 30%               |                          |                       | 2037                      | **                    | 1-3                | \$800                 |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>                               |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout The Building</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Smoke Detector, Alarm Bell, Horn, Pull Box Station And Fire Alarm Panel</i> |                   |                          |                       |                           |                       |                    |                       |                 |

| <b>Mechanical</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>   | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Heating</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Energy Source</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Natural Gas  | 100%              |                          |                       | 2052                      | **                    | 1                  |                       |                 |
| <b>Conversion Equipment</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Hot Water Boiler   | 100%              | 0-2                      | \$2,100               | 2030                      | \$42,300              | 1                  | \$1,800               |                 |
| <i>Corroded, Extent : Moderate, Area Affected : 5%</i>               |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Basement. Corroded Boiler Shell</i>                    |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>     |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Basement</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>       |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Basement Boiler Room</i>                               |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : 1 Unit, Hart And Grousse Corp. - 120,000 Btu/hr</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Distribution</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Hot Wtr Piping/Pump  | 100%              |                          |                       | 2040                      | **                    | 4                  | \$300                 |                 |
| <b>Terminal Devices</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Convactor/Radiator   | 100%              |                          |                       | 2037                      | **                    | 1                  | \$1,300               |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>       |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Perimeter Walls</i>                                    |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Cast Iron Baseboard Radiators</i>                   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Air Conditioning</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Energy Source</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Electricity  | 100%              |                          |                       | 2040                      | **                    | 1                  |                       |                 |

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**Asset # : 14321**

| Mechanical<br>System<br>Component<br>Type | Current Repair |                      |  | Future Replacement |                | Maintenance    |                | Priority |
|---|----------------|----------------------|--|--------------------|----------------|----------------|----------------|----------|
|   | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost   | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost |          |
| Air Conditioning                          |                |                      |  |                    |                |                |                |          |
| Conversion Equipment                      |                |                      |  |                    |                |                |                |          |
| Window/Wall Unit                          | 60%            |                      |  | 2027               | \$9,100        | 1              |                |          |
| No Component                              | 40%            |                      |  |                    |                |                |                |          |
| Ventilation                               |                |                      |  |                    |                |                |                |          |
| Distribution                              |                |                      |  |                    |                |                |                |          |
| Ductwork/Diffusers                        | 10%            |                      |  | LIFE               | **             | 2-5            | \$200          |          |
| No Component                              | 90%            |                      |  |                    |                |                |                |          |
| Exhaust Fans                              |                |                      |  |                    |                |                |                |          |
| Wall Unit                                 | 5%             | Now                  | \$100  | 2032               | \$100          | 2              |                |          |
|   |                |                      | <i>Malfunctioning, Extent : Moderate, Area Affected : 10%</i>  |                    |                |                |                |          |
|   |                |                      | <i>Location : Second Floor Bathroom, Defective Exhaust Fan</i> |                    |                |                |                |          |
|   |                |                      | <i>Other Observation, Extent : Light, Area Affected : 10%</i>  |                    |                |                |                |          |
|   |                |                      | <i>Location : 2nd Floor</i>                                    |                    |                |                |                |          |
|   |                |                      | <i>Explanation : Bathroom Only</i>                             |                    |                |                |                |          |
| No Component                              | 95%            |                      |  |                    |                |                |                |          |
| Plumbing                                  |                |                      |  |                    |                |                |                |          |
| H/C Water Piping                          |                |                      |  |                    |                |                |                |          |
| Brass/Copper                              | 100%           |                      |  | 2042               | **             | 1              |                |          |
| Water Heater With Tanks                   |                |                      |  |                    |                |                |                |          |
| Gas Fired                                 | 100%           |                      |  | 2027               | \$16,700       | 2              |                |          |
|   |                |                      | <i>Other Observation, Extent : Light, Area Affected : 100%</i> |                    |                |                |                |          |
|   |                |                      | <i>Location : Basement Boiler Room</i>                         |                    |                |                |                |          |
|   |                |                      | <i>Explanation : 40 Gallon Rheems</i>                          |                    |                |                |                |          |
| Sanitary Piping                           |                |                      |  |                    |                |                |                |          |
| Cast Iron                                 | 100%           |                      |  | LIFE               | **             | 1              |                |          |
| Fixtures                                  |                |                      |  |                    |                |                |                |          |
| Generic                                   | 100%           |                      |  |                    |                |                |                |          |

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

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

Print Date : 14-Oct-2022

**ADMIN. FOR CHILDREN'S SERVICES - FY 2023**

**Asset Name** : BEACH AVE. NON-SECURE DET. HOME2 (GROUP HOME)  
**Address** : 1103 BEACH AVENUE  
**Borough** : BRONX **Agency's Number** : N/A  
**Program / Asset #** : DJJ0005.000 / 14322 **Yr Built/Renovated** : 1972 /  
**Area Sq Ft** : 4,080 **Project Type** : CHILDREN'S SERVICES  
**Date of Survey** : 11-Dec-2020 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Floors 1,2,3  
**Block** : 3753 **Lot** : 73 **BIN** : 2095231

| CAPITAL               | FY 2024 - 2027   | FY 2028 - 2033  |
|-----------------------|------------------|-----------------|
| Exterior Architecture | \$62,600         |                 |
| Interior Architecture |                  | \$74,100        |
| Mechanical            | \$79,700         |                 |
| <b>Total</b>          | <b>\$142,300</b> | <b>\$74,100</b> |
| Importance Code A     | \$62,600         |                 |
| Importance Code B     | \$79,700         | \$74,100        |
| <b>Total</b>          | <b>\$142,300</b> | <b>\$74,100</b> |

| EXPENSE               | FY 2024          | FY 2025        | FY 2026        | FY 2027         |
|-----------------------|------------------|----------------|----------------|-----------------|
| Exterior Architecture | \$51,900         | \$100          |                |                 |
| Interior Architecture | \$41,400         | \$200          | \$200          | \$300           |
| Electrical            |                  | \$100          | \$100          | \$2,900         |
| Mechanical            | \$14,400         | \$5,900        | \$5,900        | \$22,900        |
| Site Pavements        | \$2,700          |                |                |                 |
| <b>Total</b>          | <b>\$110,400</b> | <b>\$6,100</b> | <b>\$6,200</b> | <b>\$26,200</b> |
| Importance Code A     | \$54,000         | \$300          | \$200          | \$200           |
| Importance Code B     | \$37,300         | \$5,900        | \$5,800        | \$26,000        |
| Importance Code C     | \$19,100         |                | \$200          |                 |
| <b>Total</b>          | <b>\$110,400</b> | <b>\$6,100</b> | <b>\$6,200</b> | <b>\$26,200</b> |



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

**ADMIN. FOR CHILDREN'S SERVICES - 068**  
**BEACH AVE. NON-SECURE DET. HOME2 (GROUP HOME)**

**Asset # : 14322**

| <b>Architecture</b>          |   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|------------------------------|---|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b> | <b>% of Total</b>   | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Exterior</b>              |   |                          |                       |                           |                       |                    |                       |                 |
| <b>Exterior Walls</b>        |   |                          |                       |                           |                       |                    |                       |                 |
| Masonry: Brick               | 70%   | Now                      | \$42,500              | LIFE                      | * *                   | 5                  | \$5,300               |                 |
|                              | <i>Corrosion/Rusting, Extent : Moderate, Area Affected : 5%</i>           |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Location : Window Lintels, Beach Avenue Facade</i>                     |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Diagonal Cracks, Extent : Severe, Area Affected : 5%</i>               |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Location : Beach Avenue Facade</i>                                     |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Horizontal Cracks, Extent : Severe, Area Affected : 5%</i>             |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Location : Beach Avenue Facade</i>                                     |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 10%</i>       |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Location : Beach Avenue Facade, Window Sill</i>                        |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Worn/Eroded, Extent : Severe, Area Affected : 20%</i>                  |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Location : Beach Avenue Facade</i>                                     |                          |                       |                           |                       |                    |                       |                 |
| Pre-Cast Concrete            | 5%  | 2-4                      | \$2,700               | LIFE                      | * *                   | 5                  | \$1,200               |                 |
|                              | <i>Cracking/Crumbling, Extent : Severe, Area Affected : 5%</i>            |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Location : Beach Avenue Facade</i>                                     |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 25%</i>       |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Location : Window Sills</i>  |                          |                       |                           |                       |                    |                       |                 |
| Stucco Cement                | 25%   | Now                      | \$62,600              | 2052                      | * *                   | 5                  | \$2,400               |                 |
|                              | <i>Cracking/Crumbling, Extent : Severe, Area Affected : 75%</i>           |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Location : North And West Facades</i>                                  |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Diagonal Cracks, Extent : Severe, Area Affected : 60%</i>              |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Location : North And Rear Facades</i>                                  |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Horizontal Cracks, Extent : Severe, Area Affected : 60%</i>            |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Location : North And Rear Facades</i>                                  |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Vertical Cracks, Extent : Severe, Area Affected : 60%</i>              |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Location : North And Rear Facades</i>                                  |                          |                       |                           |                       |                    |                       |                 |
| <b>Windows</b>               |   |                          |                       |                           |                       |                    |                       |                 |
| Aluminum                     | 100%  | 2-4                      | \$3,700               | 2048                      | * *                   | 5                  | \$400                 |                 |
|                              | <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>         |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Location : Throughout</i>  |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Explanation : Units Remain Locked Throughout For Security Purposes</i> |                          |                       |                           |                       |                    |                       |                 |
| <b>Parapets</b>              |   |                          |                       |                           |                       |                    |                       |                 |
| Cast Stone/Terra Cotta       | 7%  |                          |                       | LIFE                      | * *                   | 5                  | \$200                 |                 |
|                              | <i>Other Observation, Extent : Light, Area Affected : 100%</i>            |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Location : Roof</i>  |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Explanation : Observed From Ground</i>                                 |                          |                       |                           |                       |                    |                       |                 |
| Masonry: Brick               | 90%   |                          |                       | LIFE                      | * *                   | 5                  | \$400                 |                 |
|                              | <i>Other Observation, Extent : Light, Area Affected : 100%</i>            |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Location : Roof</i>  |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Explanation : Observed From Ground</i>                                 |                          |                       |                           |                       |                    |                       |                 |
| Pre-Cast Concrete            | 3%  |                          |                       | LIFE                      | * *                   | 5                  | \$100                 |                 |
|                              | <i>Other Observation, Extent : Light, Area Affected : 100%</i>            |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Location : Roof</i>  |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Explanation : Observed From Ground</i>                                 |                          |                       |                           |                       |                    |                       |                 |

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

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



**ADMIN. FOR CHILDREN'S SERVICES - 068**  
**BEACH AVE. NON-SECURE DET. HOME2 (GROUP HOME)**

**Asset # : 14322**

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Exterior  |            |                   |                |                    |                |             |                |          |
| Roof  |            |                   |                |                    |                |             |                |          |
| Asphalt Shingle   | 15%        |                   |                | 2035               | **             | 10          | \$100          |          |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>      |            |                   |                |                    |                |             |                |          |
| <i>Location : Roof</i>  |            |                   |                |                    |                |             |                |          |
| <i>Explanation : No Access Due To Security Reasons</i>            |            |                   |                |                    |                |             |                |          |
| Metal, Corrugated   | 5%         | 0-2               | \$700          | 2052               | **             | 1           |                |          |
| <i>Deformed/Dented, Extent : Moderate, Area Affected : 50%</i>    |            |                   |                |                    |                |             |                |          |
| <i>Location : Front Canopy</i>                                    |            |                   |                |                    |                |             |                |          |
| Modified Bitumen  | 80%        | Now               | \$2,400        | 2037               | **             |             |                |          |
| <i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>  |            |                   |                |                    |                |             |                |          |
| <i>Location : Observed From The Ground, Area Above Room 3.</i>    |            |                   |                |                    |                |             |                |          |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>    |            |                   |                |                    |                |             |                |          |
| <i>Location : Roof</i>  |            |                   |                |                    |                |             |                |          |
| <i>Explanation : No Access Due To Security Purposes</i>           |            |                   |                |                    |                |             |                |          |
| Interior  |            |                   |                |                    |                |             |                |          |
| Floors  |            |                   |                |                    |                |             |                |          |
| Cast in Place Concrete  | 25%        |                   |                | LIFE               | **             | 5           | \$3,300        |          |
| Ceramic Tile  | 5%         |                   |                | 2035               | **             | 5           | \$300          |          |
| Vinyl Tile  | 45%        | 0-2               | \$7,400        | 2032               | \$74,100       | 3           | \$1,000        |          |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i> |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                      |            |                   |                |                    |                |             |                |          |
| <i>Uneven Substrate, Extent : Severe, Area Affected : 30%</i>     |            |                   |                |                    |                |             |                |          |
| <i>Location : 3rd Floor Sloped, 2nd Floor Kitchen Depressed</i>   |            |                   |                |                    |                |             |                |          |
| <i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>        |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                      |            |                   |                |                    |                |             |                |          |
| Wood  | 25%        | 2-4               | \$4,400        | 2060               | **             | 5           | \$1,400        |          |
| <i>Deteriorated Finish, Extent : Severe, Area Affected : 50%</i>  |            |                   |                |                    |                |             |                |          |
| <i>Location : First And Second Floors</i>                         |            |                   |                |                    |                |             |                |          |
| <i>Split/Cracked, Extent : Moderate, Area Affected : 15%</i>      |            |                   |                |                    |                |             |                |          |
| <i>Location : First And Second Floors</i>                         |            |                   |                |                    |                |             |                |          |
| Interior Walls  |            |                   |                |                    |                |             |                |          |
| Cast in Place Concrete  | 15%        |                   |                | LIFE               | **             |             |                |          |
| <i>Vertical Cracks, Extent : Moderate, Area Affected : 5%</i>     |            |                   |                |                    |                |             |                |          |
| <i>Location : Basement</i>  |            |                   |                |                    |                |             |                |          |
| Ceramic Tile  | 5%         |                   |                | 2041               | **             | 5           | \$400          |          |
| Gypsum Board  | 55%        | 2-4               | \$11,500       | LIFE               | **             | 5           | \$2,500        |          |
| <i>Worn/Eroded, Extent : Moderate, Area Affected : 75%</i>        |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                      |            |                   |                |                    |                |             |                |          |
| Wood  | 25%        | Now               | \$5,200        | LIFE               | **             | 5           | \$7,600        |          |
| <i>Misaligned/Bulging, Extent : Moderate, Area Affected : 30%</i> |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout Second And Third Floors</i>              |            |                   |                |                    |                |             |                |          |
| <i>Split/Cracked, Extent : Moderate, Area Affected : 30%</i>      |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout Second And Third Floors</i>              |            |                   |                |                    |                |             |                |          |

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

**ADMIN. FOR CHILDREN'S SERVICES - 068**  
**BEACH AVE. NON-SECURE DET. HOME2 (GROUP HOME)**

**Asset # : 14322**

| <b>Architecture</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>   | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Interior</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Ceilings</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| AcousTileSusp.Lay-In   | 15%               | Now                      | \$8,900               | 2052                      | **                    | 5                  | \$500                 |                 |
| <i>Broken/Missing Elements, Extent : Severe, Area Affected : 10%</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Basement</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>      |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Basement</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Staining/Discoloring, Extent : Moderate, Area Affected : 5%</i>     |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Basement</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Exposed Struc: Wood  | 10%               |                          |                       | LIFE                      | **                    |                    |                       |                 |
| Gypsum Board   | 75%               | 0-2                      | \$3,900               | LIFE                      | **                    | 5                  | \$5,700               |                 |
| <i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 5%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Recent Repair Evident, Extent : Light, Area Affected : 2%</i>       |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : First Floor, Bad Craftsmanship</i>                       |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>        |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : First Floor At Repair Area, Second Floor Room 3</i>      |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Site Enclosure</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Fence/Gates</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Chain Link   | 100%              |                          |                       | 2042                      | **                    |                    |                       |                 |
| <b>Site Pavements</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Public Sidewalk</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Cast in Place Concrete   | 100%              | 0-2                      | \$300                 | 2045                      | **                    |                    |                       |                 |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>       |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Beach Avenue</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Parking/Driveway</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Asphalt  | 100%              | Now                      | \$2,400               | 2041                      | **                    |                    |                       |                 |
| <i>Other Observation, Extent : Light, Area Affected : 15%</i>          |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : At Parking Area</i>                                      |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Cracking</i>  |                   |                          |                       |                           |                       |                    |                       |                 |

| <b>Electrical</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                   | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Under 600 Volts</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Service Equipment</b>                                       |                   |                          |                       |                           |                       |                    |                       |                 |
| Fused Disc Sw  | 100%              |                          |                       | 2032                      | \$3,700               | 5                  |                       |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Basement</i>                                     |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : One 200 Ampere Main Disconnect Switch</i>     |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Raceway</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Conduit  | 100%              |                          |                       | 2032                      | \$4,300               | 1                  |                       |                 |
| <b>Panelboards</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Fused Disc Sw  | 5%                |                          |                       | 2031                      | \$500                 | 5                  |                       |                 |
| Molded Case Bkrs   | 95%               |                          |                       | 2031                      | \$9,300               | 5                  | \$100                 |                 |
| <b>Wiring</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Thermoplastic  | 100%              |                          |                       | 2032                      | \$8,800               | 1                  |                       |                 |

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**ADMIN. FOR CHILDREN'S SERVICES - 068  
BEACH AVE. NON-SECURE DET. HOME2 (GROUP HOME)**

**Asset # : 14322**

| <b>Electrical</b>            |                   | <b>Current Repair</b>  |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|------------------------------|-------------------|--|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail Date (Years)</b>   | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| Under 600 Volts              |                   |  |                       |                           |                       |                    |                       |                 |
| Motor Controllers            |                   |  |                       |                           |                       |                    |                       |                 |
| Locally Mounted              | 100%              |  |                       | 2030                      | \$11,200              | 5                  |                       |                 |
| Ground                       |                   |  |                       |                           |                       |                    |                       |                 |
| Grounding Devices            |                   |  |                       |                           |                       |                    |                       |                 |
| Generic                      | 100%              |  |                       | LIFE                      | **                    | 5                  | \$100                 |                 |
| Lighting                     |                   |  |                       |                           |                       |                    |                       |                 |
| Interior Lighting            |                   |  |                       |                           |                       |                    |                       |                 |
| Fluorescent                  | 100%              |  |                       | 2032                      | \$28,200              | 10                 | \$3,700               |                 |
|                              |                   | <i>Other Observation, Extent : Light, Area Affected : 100%</i>                               |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Location : Throughout The Building</i>  |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Explanation : T-8 Lamps</i>   |                       |                           |                       |                    |                       |                 |
| Egress Lighting              |                   |  |                       |                           |                       |                    |                       |                 |
| Emergency, Battery           | 50%               |  |                       | 2032                      | \$3,300               | 10                 | \$500                 |                 |
| Exit, Battery                | 50%               |  |                       | 2032                      | \$2,300               | 10                 | \$100                 |                 |
| Exterior Lighting            |                   |  |                       |                           |                       |                    |                       |                 |
| HID                          | 20%               |  |                       | 2032                      | \$3,700               | 10                 |                       |                 |
| Incandescent                 | 10%               |  |                       | 2027                      | \$2,100               | 2                  |                       |                 |
| No Component                 | 70%               |  |                       |                           |                       |                    |                       |                 |
| Alarm                        |                   |  |                       |                           |                       |                    |                       |                 |
| Security System              |                   |  |                       |                           |                       |                    |                       |                 |
| No Component                 | 90%               |  |                       |                           |                       |                    |                       |                 |
| Generic                      | 10%               |  |                       | 2027                      | \$700                 | 1                  | \$200                 |                 |
|                              |                   | <i>Other Observation, Extent : Light, Area Affected : 100%</i>                               |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Location : Throughout The Building</i>  |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Explanation : CCTV Surveillance Cameras</i>   |                       |                           |                       |                    |                       |                 |
| Fire/Smoke Detection         |                   |  |                       |                           |                       |                    |                       |                 |
| No Component                 | 90%               |  |                       |                           |                       |                    |                       |                 |
| Generic, Digital             | 10%               |  |                       | 2037                      | **                    | 1-3                | \$300                 |                 |
|                              |                   | <i>Other Observation, Extent : Light, Area Affected : 100%</i>                               |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Location : Throughout The Building</i>  |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Explanation : Smoke Detector, Alarm Bell, Horn, Pull Box Station And Fire Alarm Panel</i> |                       |                           |                       |                    |                       |                 |

| <b>Mechanical</b>            |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| Heating                      |                   |                          |                       |                           |                       |                    |                       |                 |
| Energy Source                |                   |                          |                       |                           |                       |                    |                       |                 |
| Natural Gas                  | 100%              |                          |                       | 2052                      | **                    | 1                  |                       |                 |

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

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

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

**ADMIN. FOR CHILDREN'S SERVICES - 068  
BEACH AVE. NON-SECURE DET. HOME2 (GROUP HOME)**

**Asset # : 14322**

| <b>Mechanical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>  | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Heating</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Conversion Equipment<br>Hot Water Boiler  | 100%              | Now                      | \$2,100               | 2030                      | \$42,300              | 1                  | \$1,800               |                 |
| <i>Corroded, Extent : Moderate, Area Affected : 5%</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Basement. Corroded Boiler Shell</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i>                                  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Basement. Old But Still Working</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>                                      |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Basement Boiler Room</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : 1 Unit- Hart And Grousse - 120,000 Btu/hr</i>                                      |                   |                          |                       |                           |                       |                    |                       |                 |
| Distribution<br>Hot Wtr Piping/Pump   | 100%              |                          |                       | 2040                      | **                    | 4                  | \$300                 |                 |
| Terminal Devices<br>Convactor/Radiator  | 100%              |                          |                       | 2037                      | **                    | 1                  | \$1,300               |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>                                      |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Perimeter Walls</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Cast Iron Baseboard Radiators</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Air Conditioning</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Energy Source<br>Electricity  | 100%              |                          |                       | 2040                      | **                    | 1                  |                       |                 |
| Conversion Equipment<br>Window/Wall Unit  | 70%               |                          |                       | 2027                      | \$10,600              | 1                  |                       |                 |
| No Component  | 30%               |                          |                       |                           |                       |                    |                       |                 |
| <b>Ventilation</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Distribution<br>Ductwork/Diffusers  | 10%               |                          |                       | LIFE                      | **                    | 2-5                | \$200                 |                 |
| No Component  | 90%               |                          |                       |                           |                       |                    |                       |                 |
| Exhaust Fans<br>Roof  | 5%                |                          |                       | 2032                      | \$400                 | 2                  |                       |                 |
| <i>Other Observation, Extent : Light, Area Affected : 10%</i>                                       |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Side Of Building</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Kitchen Exhaust Is Ducted Out Of The Building And Up To An Exhaust Fan On Roof</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| Wall Unit   | 5%                |                          |                       | 2032                      | \$100                 | 2                  |                       |                 |
| No Component  | 90%               |                          |                       |                           |                       |                    |                       |                 |
| <b>Plumbing</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| H/C Water Piping<br>Brass/Copper  | 100%              |                          |                       | 2042                      | **                    | 1                  |                       |                 |
| Water Heater With Tanks<br>Gas Fired  | 100%              |                          |                       | 2030                      | \$16,700              | 2                  |                       |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>                                      |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Basement Boiler Room</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : 1 Unit A.O. Smith Capacity 40 Gallons</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Sanitary Piping<br>Cast Iron  | 100%              |                          |                       | LIFE                      | **                    | 1                  |                       |                 |
| Backflow Preventer<br>Generic   | 100%              |                          |                       | 2032                      | \$1,800               | 1                  | \$300                 |                 |

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

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

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

**ADMIN. FOR CHILDREN'S SERVICES - 068  
BEACH AVE. NON-SECURE DET. HOME2 (GROUP HOME)**

**Asset # : 14322**

| <b>Mechanical</b> |                       | <b>Current Repair</b> |                          | <b>Future Replacement</b> |                | <b>Maintenance</b>    |                    | <b>Priority</b>       |
|-------------------|-----------------------|-----------------------|--------------------------|---------------------------|----------------|-----------------------|--------------------|-----------------------|
| <b>System</b>     | <b>Component Type</b> | <b>% of Total</b>     | <b>Fail Date (Years)</b> | <b>Estimated Cost</b>     | <b>Year FY</b> | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |
| Plumbing          | Fixtures              |                       |                          |                           |                |                       |                    |                       |
|                   | Generic               | 100%                  |                          |                           |                |                       |                    |                       |
| Fire Suppression  | Chemical System       |                       |                          |                           |                |                       |                    |                       |
|                   | Generic               | 100%                  |                          |                           | 2027           | \$79,700              | 1-3                | \$80,900              |

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

Print Date : 14-Oct-2022

**ADMIN. FOR CHILDREN'S SERVICES - FY 2023**

**Asset Name** : CHRISTOPHER STREET SCHOOL ADMINISTRATION BUILDING  
**Address** : 1870 SCHIEFFELIN PLACE  
**Borough** : BRONX **Agency's Number** : N/A  
**Program / Asset #** : HRA0049.030 / 15274 **Yr Built/Renovated** : 1955 /  
**Area Sq Ft** : 2,000 **Project Type** : CHILDREN'S SERVICES  
**Date of Survey** : 24-Feb-2021 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2  
**Block** : 4905 **Lot** : 2 **BIN** : 2097408

**CAPITAL**

**Total**

Importance Code

**Total**

| EXPENSE               | FY 2024         | FY 2025        | FY 2026        | FY 2027         |
|-----------------------|-----------------|----------------|----------------|-----------------|
| Exterior Architecture | \$5,400         |                |                |                 |
| Interior Architecture |                 |                | \$300          | \$1,900         |
| Electrical            |                 | \$100          |                | \$2,100         |
| Mechanical            | \$200           | \$200          | \$200          | \$17,600        |
| Site Pavements        | \$1,100         |                |                |                 |
| Elevators/Escalators  | \$3,900         | \$3,900        | \$3,900        | \$3,900         |
| <b>Total</b>          | <b>\$10,700</b> | <b>\$4,200</b> | <b>\$4,500</b> | <b>\$25,600</b> |
| Importance Code A     | \$5,500         | \$100          | \$100          | \$100           |
| Importance Code B     | \$4,100         | \$4,100        | \$4,200        | \$25,500        |
| Importance Code C     | \$1,100         |                | \$200          |                 |
| <b>Total</b>          | <b>\$10,700</b> | <b>\$4,200</b> | <b>\$4,500</b> | <b>\$25,600</b> |



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

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

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

**ADMIN. FOR CHILDREN'S SERVICES - 068**  
**CHRISTOPHER STREET SCHOOL ADMINISTRATION BUILDING**  
**Asset # : 15274**

| <b>Architecture</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                    | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Exterior</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Exterior Walls</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Masonry: Brick  | 98%               |                          |                       | LIFE                      | **                    | 5                  | \$9,800               |                 |
| Wood  | 2%                | Now                      | \$4,200               | 2045                      | **                    | 5                  | \$500                 |                 |
| <i>Dry Rot/Decay, Extent : Severe, Area Affected : 60%</i>      |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Door Surrounds</i>                                |                   |                          |                       |                           |                       |                    |                       |                 |
| <hr/>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Windows</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Aluminum  | 100%              |                          |                       | 2048                      | **                    | 5                  | \$1,300               |                 |
| <hr/>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Roof</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Asphalt Shingle   | 100%              | Now                      | \$1,200               | 2041                      | **                    |                    |                       |                 |
| <i>Water Penetration, Extent : Severe, Area Affected : 5%</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Office Area Below</i>                             |                   |                          |                       |                           |                       |                    |                       |                 |
| <hr/>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Interior</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Floors</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Cast in Place Concrete  | 30%               |                          |                       | LIFE                      | **                    | 5                  | \$2,600               |                 |
| Ceramic Tile  | 5%                |                          |                       | 2041                      | **                    | 5                  | \$200                 |                 |
| Sheet Vinyl/Rubber  | 65%               |                          |                       | 2037                      | **                    | 5                  | \$3,900               |                 |
| <hr/>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Interior Walls</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Ceramic Tile  | 5%                |                          |                       | 2041                      | **                    | 5                  | \$500                 |                 |
| Gypsum Board  | 95%               |                          |                       | LIFE                      | **                    | 5                  | \$5,400               |                 |
| <hr/>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Ceilings</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Gypsum Board  | 98%               |                          |                       | LIFE                      | **                    | 5                  | \$4,200               |                 |
| Metal Panel   | 2%                |                          |                       | LIFE                      | **                    | 5                  | \$100                 |                 |
| <hr/>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Site Enclosure</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Fence/Gates</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Iron Picket   | 100%              |                          |                       | 2067                      | **                    |                    |                       |                 |
| <hr/>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Retaining Walls</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Cast in Place Concrete  | 98%               |                          |                       | 2067                      | **                    |                    |                       |                 |
| Concrete Masonry Unit   | 2%                |                          |                       | 2052                      | **                    |                    |                       |                 |
| <hr/>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Site Pavements</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>On-Site Walkways</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Cast in Place Concrete  | 100%              | Now                      | \$1,100               | 2045                      | **                    |                    |                       |                 |
| <i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Entrance Walkway</i>                              |                   |                          |                       |                           |                       |                    |                       |                 |

| <b>Electrical</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                   | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Under 600 Volts</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Service Equipment</b>                                       |                   |                          |                       |                           |                       |                    |                       |                 |
| Fused Disc Sw  | 100%              |                          |                       | 2052                      | **                    | 5                  |                       |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Basement</i>                                     |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : One 200 Ampere Main Disconnect Switch</i>     |                   |                          |                       |                           |                       |                    |                       |                 |
| <hr/>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Switchgear / Switchboard</b>                                |                   |                          |                       |                           |                       |                    |                       |                 |
| Fused Disc Sw  | 100%              |                          |                       | 2052                      | **                    | 5                  |                       |                 |

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

**ADMIN. FOR CHILDREN'S SERVICES - 068**  
**CHRISTOPHER STREET SCHOOL ADMINISTRATION BUILDING**

**Asset # : 15274**

| <b>Electrical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>  | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority</b> |
| <b>Under 600 Volts</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Raceway   |                   |                          |                       |                           |                       |                    |                       |                 |
| Conduit   | 100%              |                          |                       | 2052                      | **                    | 1                  |                       |                 |
| Panelboards   |                   |                          |                       |                           |                       |                    |                       |                 |
| Fused Disc Sw   | 5%                |                          |                       | 2048                      | **                    | 5                  |                       |                 |
| Molded Case Bkrs  | 95%               |                          |                       | 2048                      | **                    | 5                  | \$100                 |                 |
| Wiring  |                   |                          |                       |                           |                       |                    |                       |                 |
| Thermoplastic   | 100%              |                          |                       | 2052                      | **                    | 1                  |                       |                 |
| Motor Controllers   |                   |                          |                       |                           |                       |                    |                       |                 |
| Locally Mounted   | 100%              |                          |                       | 2045                      | **                    | 5                  |                       |                 |
| <b>Ground</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Grounding Devices   |                   |                          |                       |                           |                       |                    |                       |                 |
| Generic   | 100%              |                          |                       | LIFE                      | **                    | 5                  |                       |                 |
| <b>Lighting</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Interior Lighting   |                   |                          |                       |                           |                       |                    |                       |                 |
| Fluorescent   | 95%               |                          |                       | 2037                      | **                    | 10                 | \$1,700               |                 |
| <i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>                                   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout The Building</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Fluorescent   | 5%                |                          |                       | 2037                      | **                    | 10                 | \$100                 |                 |
| <i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>                                |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : First Floor</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Egress Lighting   |                   |                          |                       |                           |                       |                    |                       |                 |
| Emergency, Battery  | 50%               |                          |                       | 2037                      | **                    | 10                 | \$200                 |                 |
| Exit, Service   | 50%               |                          |                       | 2037                      | **                    | 1                  |                       |                 |
| Exterior Lighting   |                   |                          |                       |                           |                       |                    |                       |                 |
| HID   | 20%               |                          |                       | 2037                      | **                    | 10                 |                       |                 |
| No Component  | 80%               |                          |                       |                           |                       |                    |                       |                 |
| <b>Alarm</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Security System   |                   |                          |                       |                           |                       |                    |                       |                 |
| No Component  | 80%               |                          |                       |                           |                       |                    |                       |                 |
| Generic   | 20%               |                          |                       | 2037                      | **                    | 1                  | \$200                 |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Hallways And Exit Doors</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Intrusion Alarm And Motion Sensor</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Fire/Smoke Detection  |                   |                          |                       |                           |                       |                    |                       |                 |
| No Component  | 70%               |                          |                       |                           |                       |                    |                       |                 |
| Generic, Digital  | 30%               |                          |                       | 2037                      | **                    | 1-3                | \$400                 |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout The Building</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Strobe Lights, Alarm Bell, Horns, Smoke Detectors, Pull Box And Fire Alarm Panel</i> |                   |                          |                       |                           |                       |                    |                       |                 |

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

Heating

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**ADMIN. FOR CHILDREN'S SERVICES - 068**  
**CHRISTOPHER STREET SCHOOL ADMINISTRATION BUILDING**  
**Asset # : 15274**

| Mechanical<br>System<br>Component<br>Type | Current Repair |                      | Future Replacement |                | Maintenance    |                | Priority |
|---|----------------|----------------------|--------------------|----------------|----------------|----------------|----------|
|   | % of<br>Total  | Fail Date<br>(Years) | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost |          |
| Heating                                   |                |                      |                    |                |                |                |          |
| Energy Source                             |                |                      |                    |                |                |                |          |
| Natural Gas                               | 100%           |                      | 2042               | **             | 1              |                |          |
| Conversion Equipment                      |                |                      |                    |                |                |                |          |
| Hot Water Boiler                          | 100%           |                      | 2037               | **             | 1              | \$1,000        |          |
| Distribution                              |                |                      |                    |                |                |                |          |
| Hot Wtr Piping/Pump                       | 100%           |                      | 2040               | **             | 4              | \$100          |          |
| Terminal Devices                          |                |                      |                    |                |                |                |          |
| Convactor/Radiator                        | 95%            |                      | 2037               | **             | 1              | \$600          |          |
| Fan Coil Unit/Heat                        | 5%             |                      | 2032               | \$2,400        | 1              |                |          |
| Air Conditioning                          |                |                      |                    |                |                |                |          |
| Energy Source                             |                |                      |                    |                |                |                |          |
| Electricity                               | 10%            |                      | 2040               | **             | 1              |                |          |
| No Component                              | 90%            |                      |                    |                |                |                |          |
| Conversion Equipment                      |                |                      |                    |                |                |                |          |
| Window/Wall Unit                          | 10%            |                      | 2027               | \$700          | 1              |                |          |
| No Component                              | 90%            |                      |                    |                |                |                |          |
| Plumbing                                  |                |                      |                    |                |                |                |          |
| H/C Water Piping                          |                |                      |                    |                |                |                |          |
| Brass/Copper                              | 100%           |                      | 2042               | **             | 1              |                |          |
| Water Heater With Tanks                   |                |                      |                    |                |                |                |          |
| Gas Fired                                 | 100%           |                      | 2027               | \$16,700       | 2              |                |          |
| Sanitary Piping                           |                |                      |                    |                |                |                |          |
| Cast Iron                                 | 100%           |                      | LIFE               | **             | 1              |                |          |
| Fixtures                                  |                |                      |                    |                |                |                |          |
| Generic                                   | 100%           |                      |                    |                |                |                |          |

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

Print Date : 14-Oct-2022

**ADMIN. FOR CHILDREN'S SERVICES - FY 2023**

Asset Name : CHRISTOPHER STREET SCHOOL ALPHA COTTAGE  
 Address : 1870 SCHIEFFELIN PLACE  
 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 : 24-Feb-2021 Landmark Status : NONE  
 Areas Surveyed : Basement, Roof, Floors 1,2  
 Block : 4905 Lot : 2 BIN : 2097408

| CAPITAL               | FY 2024 - 2027   | FY 2028 - 2033  |
|-----------------------|------------------|-----------------|
| Exterior Architecture | \$134,300        |                 |
| Mechanical            |                  | \$92,800        |
| <b>Total</b>          | <b>\$134,300</b> | <b>\$92,800</b> |
| Importance Code A     | \$134,300        |                 |
| Importance Code B     |                  | \$92,800        |
| <b>Total</b>          | <b>\$134,300</b> | <b>\$92,800</b> |

| EXPENSE               | FY 2024         | FY 2025        | FY 2026        | FY 2027        |
|-----------------------|-----------------|----------------|----------------|----------------|
| Exterior Architecture | \$18,500        |                |                | \$1,400        |
| Interior Architecture | \$5,200         | \$900          | \$200          |                |
| Electrical            | \$100           | \$200          | \$100          | \$100          |
| Mechanical            | \$400           | \$300          | \$1,600        | \$300          |
| <b>Total</b>          | <b>\$24,200</b> | <b>\$1,400</b> | <b>\$1,900</b> | <b>\$1,900</b> |
| Importance Code A     | \$18,700        | \$200          | \$200          | \$1,600        |
| Importance Code B     | \$5,500         | \$1,200        | \$1,700        | \$300          |
| Importance Code C     |                 |                |                |                |
| <b>Total</b>          | <b>\$24,200</b> | <b>\$1,400</b> | <b>\$1,900</b> | <b>\$1,900</b> |



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

**ADMIN. FOR CHILDREN'S SERVICES - 068**  
**CHRISTOPHER STREET SCHOOL ALPHA COTTAGE**

**Asset # : 54**

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Exterior  |            |                   |                |                    |                |             |                |          |
| Exterior Walls  |            |                   |                |                    |                |             |                |          |
| Masonry: Brick  | 98%        | Now               | \$134,300      | LIFE               | **             | 5           | \$16,700       |          |
| <i>Corrosion/Rusting, Extent : Moderate, Area Affected : 5%</i>       |            |                   |                |                    |                |             |                |          |
| <i>Location : Window Lintels</i>                                      |            |                   |                |                    |                |             |                |          |
| <i>Diagonal Cracks, Extent : Moderate, Area Affected : 1%</i>         |            |                   |                |                    |                |             |                |          |
| <i>Location : Facades</i>   |            |                   |                |                    |                |             |                |          |
| <i>Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 25%</i>   |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout, Chimney</i>                                 |            |                   |                |                    |                |             |                |          |
| <i>Loose Units, Extent : Severe, Area Affected : 2%</i>               |            |                   |                |                    |                |             |                |          |
| <i>Location : Chimney</i>   |            |                   |                |                    |                |             |                |          |
| Slate Panels  | 2%         | Now               | \$15,500       | LIFE               | **             | 5           | \$300          |          |
| <i>Broken/Missing Elements, Extent : Severe, Area Affected : 25%</i>  |            |                   |                |                    |                |             |                |          |
| <i>Location : Window Sills</i>  |            |                   |                |                    |                |             |                |          |
| <i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i> |            |                   |                |                    |                |             |                |          |
| <i>Location : Window Sills</i>  |            |                   |                |                    |                |             |                |          |
| Windows   |            |                   |                |                    |                |             |                |          |
| Aluminum  | 70%        | 0-2               | \$1,500        | 2048               | **             | 5           | \$800          |          |
| <i>Air Infiltration, Extent : Moderate, Area Affected : 5%</i>        |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>  |            |                   |                |                    |                |             |                |          |
| Metal/Detention Type  | 30%        |                   |                | 2042               | **             | 5           | \$2,500        |          |
| Parapets  |            |                   |                |                    |                |             |                |          |
| Masonry: Brick  | 95%        |                   |                | LIFE               | **             | 5           | \$1,600        |          |
| <i>Other Observation, Extent : N/A, Area Affected : 50%</i>           |            |                   |                |                    |                |             |                |          |
| <i>Location : Roof Parapet</i>  |            |                   |                |                    |                |             |                |          |
| <i>Explanation : Interior Face Covered Over With Roofing Membrane</i> |            |                   |                |                    |                |             |                |          |
| Metal Panel   | 5%         |                   |                | 2042               | **             | 5           | \$300          |          |
| Roof  |            |                   |                |                    |                |             |                |          |
| Modified Bitumen  | 100%       | Now               | \$1,500        | 2037               | **             |             |                | 1        |
| <i>Drains Clogged, Extent : Severe, Area Affected : 50%</i>           |            |                   |                |                    |                |             |                |          |
| <i>Location : East Roof Drain</i>                                     |            |                   |                |                    |                |             |                |          |
| <i>Ponding, Extent : Severe, Area Affected : 30%</i>                  |            |                   |                |                    |                |             |                |          |
| <i>Location : East Roof Drain</i>                                     |            |                   |                |                    |                |             |                |          |
| Interior  |            |                   |                |                    |                |             |                |          |
| Floors  |            |                   |                |                    |                |             |                |          |
| Cast in Place Concrete  | 5%         | 4+                | \$600          | LIFE               | **             | 5           | \$800          |          |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>      |            |                   |                |                    |                |             |                |          |
| <i>Location : Boiler Room</i>   |            |                   |                |                    |                |             |                |          |
| Ceramic Tile  | 5%         |                   |                | 2041               | **             | 5           | \$400          |          |
| Vinyl Tile  | 90%        |                   |                | 2037               | **             | 3           | \$2,600        |          |
| Interior Walls  |            |                   |                |                    |                |             |                |          |
| Concrete Masonry Unit   | 70%        |                   |                | LIFE               | **             | 5           | \$3,400        |          |
| Plaster   | 30%        |                   |                | LIFE               | **             | 5           | \$1,100        |          |
| Ceilings  |            |                   |                |                    |                |             |                |          |
| Plaster   | 100%       | 0-2               | \$4,500        | LIFE               | **             | 5           | \$4,800        |          |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 1%</i>      |            |                   |                |                    |                |             |                |          |
| <i>Location : Basement</i>  |            |                   |                |                    |                |             |                |          |

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

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

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

**ADMIN. FOR CHILDREN'S SERVICES - 068**  
**CHRISTOPHER STREET SCHOOL ALPHA COTTAGE**

**Asset # : 54**

| <b>Architecture</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                   | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority</b> |
| Site Enclosure   |                   |                          |                       |                           |                       |                    |                       |                 |
| Retaining Walls  |                   |                          |                       |                           |                       |                    |                       |                 |
| Cast in Place Concrete   | 100%              |                          |                       | 2052                      | **                    |                    |                       |                 |
| Site Pavements   |                   |                          |                       |                           |                       |                    |                       |                 |
| On-Site Walkways   |                   |                          |                       |                           |                       |                    |                       |                 |
| Asphalt  | 100%              |                          |                       | 2035                      | **                    |                    |                       |                 |
| <b>Electrical</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
| <b>System Component Type</b>                                   | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority</b> |
| Under 600 Volts  |                   |                          |                       |                           |                       |                    |                       |                 |
| Service Equipment  |                   |                          |                       |                           |                       |                    |                       |                 |
| Fused Disc Sw  | 100%              |                          |                       | 2042                      | **                    | 5                  |                       |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Electrical Room Basement</i>                     |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : One 400 Ampere Main Disconnect Switch</i>     |                   |                          |                       |                           |                       |                    |                       |                 |
| Switchgear / Switchboard                                       |                   |                          |                       |                           |                       |                    |                       |                 |
| Fused Disc Sw  | 100%              |                          |                       | 2042                      | **                    | 5                  |                       |                 |
| Raceway  |                   |                          |                       |                           |                       |                    |                       |                 |
| Conduit  | 40%               |                          |                       | 2042                      | **                    | 1                  |                       |                 |
| Conduit  | 60%               |                          |                       | 2032                      | \$5,800               | 1                  |                       |                 |
| Panelboards  |                   |                          |                       |                           |                       |                    |                       |                 |
| Fused Disc Sw  | 5%                |                          |                       | 2031                      | \$1,000               | 5                  |                       |                 |
| Molded Case Bkrs   | 80%               |                          |                       | 2040                      | **                    | 5                  | \$100                 |                 |
| Molded Case Bkrs   | 15%               |                          |                       | 2031                      | \$2,900               | 5                  |                       |                 |
| Wiring   |                   |                          |                       |                           |                       |                    |                       |                 |
| Thermoplastic  | 80%               |                          |                       | 2042                      | **                    | 1                  |                       |                 |
| Thermoplastic  | 20%               |                          |                       | 2032                      | \$2,400               | 1                  |                       |                 |
| Motor Controllers  |                   |                          |                       |                           |                       |                    |                       |                 |
| Locally Mounted  | 100%              |                          |                       | 2037                      | **                    | 5                  |                       |                 |
| Ground   |                   |                          |                       |                           |                       |                    |                       |                 |
| Grounding Devices  |                   |                          |                       |                           |                       |                    |                       |                 |
| Generic  | 100%              |                          |                       | LIFE                      | **                    | 5                  | \$100                 |                 |
| Lighting   |                   |                          |                       |                           |                       |                    |                       |                 |
| Interior Lighting  |                   |                          |                       |                           |                       |                    |                       |                 |
| LED  | 100%              |                          |                       | 2040                      | **                    |                    |                       |                 |
| Egress Lighting  |                   |                          |                       |                           |                       |                    |                       |                 |
| Emergency, Battery   | 50%               |                          |                       | 2032                      | \$3,300               | 10                 | \$500                 |                 |
| Exit, Battery  | 50%               |                          |                       | 2032                      | \$2,800               | 10                 | \$100                 |                 |
| Exterior Lighting  |                   |                          |                       |                           |                       |                    |                       |                 |
| LED  | 20%               |                          |                       | 2040                      | **                    |                    |                       |                 |
| No Component   | 80%               |                          |                       |                           |                       |                    |                       |                 |
| Alarm  |                   |                          |                       |                           |                       |                    |                       |                 |

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

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

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

**ADMIN. FOR CHILDREN'S SERVICES - 068**  
**CHRISTOPHER STREET SCHOOL ALPHA COTTAGE**

**Asset # : 54**

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

**Alarm**

Security System

No Component

80%

Generic

20%

2032

\$1,500

1

\$300

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

*Location : Hallway And Exit Doors*

*Explanation : Intrusion Alarm And Motion Sensor*

Fire/Smoke Detection

No Component

70%

Generic, Analog

30%

2037

\*\*

1-3

\$700

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

**Heating**

Energy Source

Natural Gas

100%

2042

\*\*

1

Conversion Equipment

Hot Water Boiler

100%

2037

\*\*

1

\$2,000

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

*Location : Basement*

*Explanation : 1 Gas Fired Modular Hot Water Boiler*

Distribution

Hot Wtr Piping/Pump

100%

2040

\*\*

4

\$300

Terminal Devices

Convactor/Radiator

100%

2037

\*\*

1

\$1,300

**Air Conditioning**

Energy Source

Electricity

100%

2040

\*\*

1

Conversion Equipment

Split Unit

100%

2032

\$92,800

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

*Location : Basement, 1st And 2nd Floor*

*Explanation : 3 Condensers On The Roof. 3 Air Handling Units In Each Floor. Refrigerant Piping Missing Insulation Roof.*

Distribution

Ductwork/Diffusers

100%

LIFE

\*\*

2

\$5,200

**Ventilation**

Exhaust Fans

Wall Unit

10%

2032

\$200

2

*Other Observation, Extent : Light, Area Affected : 10%*

*Location : 1st Floor Kitchen And 2nd Floor Bathroom*

*Explanation : Exhaust Fan Located Only In 1st Floor Kitchen And 2nd Floor Bathroom*

No Component

90%

**Plumbing**

H/C Water Piping

Brass/Copper

100%

2042

\*\*

1

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

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

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

**ADMIN. FOR CHILDREN'S SERVICES - 068  
CHRISTOPHER STREET SCHOOL ALPHA COTTAGE**

**Asset # : 54**

| <b>Mechanical</b>       |                         | <b>Current Repair</b> |   | <b>Future Replacement</b> |                | <b>Maintenance</b>    |                    | <b>Priority</b>       |
|-------------------------|-------------------------|-----------------------|---|---------------------------|----------------|-----------------------|--------------------|-----------------------|
| <b>System</b>           | <b>Component Type</b>   | <b>% of Total</b>     | <b>Fail Date (Years)</b>  | <b>Estimated Cost</b>     | <b>Year FY</b> | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |
| <b>Plumbing</b>         |                         |                       |   |                           |                |                       |                    |                       |
|                         | Water Heater With Tanks |                       |   |                           |                |                       |                    |                       |
|                         | Gas Fired               | 100%                  |   |                           | 2030           | \$16,700              | 2                  |                       |
|                         | Sanitary Piping         |                       |   |                           |                |                       |                    |                       |
|                         | Cast Iron               | 100%                  |   |                           | LIFE           | * *                   | 1                  |                       |
|                         | Storm Drain Piping      |                       |   |                           |                |                       |                    |                       |
|                         | Cast Iron               | 100%                  |   |                           | LIFE           | * *                   | 1                  |                       |
|                         |                         |                       | <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>     |                           |                |                       |                    |                       |
|                         |                         |                       | <i>Location : Roof</i>  |                           |                |                       |                    |                       |
|                         |                         |                       | <i>Explanation : Roof Drain Clogged.</i>                              |                           |                |                       |                    |                       |
| <b>Fixtures</b>         |                         |                       |   |                           |                |                       |                    |                       |
|                         | Generic                 | 100%                  |   |                           |                |                       |                    |                       |
| <b>Fire Suppression</b> |                         |                       |   |                           |                |                       |                    |                       |
|                         | Sprinkler               |                       |   |                           |                |                       |                    |                       |
|                         | No Component            | 90%                   |   |                           |                |                       |                    |                       |
|                         | Generic                 | 10%                   |   |                           | 2042           | * *                   | 1-2                | \$100                 |
|                         |                         |                       | <i>No Backflow Preventer, Extent : Moderate, Area Affected : 100%</i> |                           |                |                       |                    |                       |
|                         |                         |                       | <i>Location : Basement</i>  |                           |                |                       |                    |                       |

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

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

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

Print Date : 14-Oct-2022

**ADMIN. FOR CHILDREN'S SERVICES - FY 2023**

**Asset Name** : CHRISTOPHER STREET SCHOOL MAIN BUILDING  
**Address** : 1870 SCHIEFFELIN PLACE  
**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** : 24-Feb-2021 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2  
**Block** : 4905 **Lot** : 2 **BIN** : 2097408

| <b>CAPITAL</b>        | <b>FY 2024 - 2027</b> | <b>FY 2028 - 2033</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$925,300             | \$71,500              |
| Mechanical            |                       | \$261,900             |
| Site Pavements        | \$298,500             |                       |
| <b>Total</b>          | <b>\$1,223,800</b>    | <b>\$333,400</b>      |
| Importance Code A     | \$925,300             | \$166,700             |
| Importance Code B     |                       | \$166,600             |
| Importance Code C     | \$298,500             |                       |
| <b>Total</b>          | <b>\$1,223,800</b>    | <b>\$333,400</b>      |

| <b>EXPENSE</b>        | <b>FY 2024</b>   | <b>FY 2025</b>  | <b>FY 2026</b>  | <b>FY 2027</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$20,700         | \$2,900         |                 | \$16,000        |
| Interior Architecture | \$97,400         |                 | \$2,600         | \$2,100         |
| Electrical            | \$3,500          | \$7,300         | \$3,500         | \$31,800        |
| Mechanical            | \$17,100         | \$7,100         | \$22,700        | \$20,500        |
| Site Enclosure        | \$91,400         |                 |                 |                 |
| Site Pavements        | \$17,800         |                 |                 |                 |
| Elevators/Escalators  | \$3,900          | \$3,900         | \$3,900         | \$3,900         |
| <b>Total</b>          | <b>\$252,000</b> | <b>\$21,200</b> | <b>\$32,700</b> | <b>\$74,300</b> |
| Importance Code A     | \$21,200         | \$3,000         | \$400           | \$16,100        |
| Importance Code B     | \$166,800        | \$18,300        | \$31,100        | \$58,200        |
| Importance Code C     | \$63,900         |                 | \$1,200         |                 |
| <b>Total</b>          | <b>\$252,000</b> | <b>\$21,200</b> | <b>\$32,700</b> | <b>\$74,300</b> |



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

**ADMIN. FOR CHILDREN'S SERVICES - 068**  
**CHRISTOPHER STREET SCHOOL MAIN BUILDING**  
**Asset # : 1947**

| Architecture  | Current Repair |                   |                | Future Replacement |                | Maintenance |                | Priority |
|---|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type   | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |          |
| Exterior  |                |                   |                |                    |                |             |                |          |
| Exterior Walls  |                |                   |                |                    |                |             |                |          |
| Cast in Place Concrete  | 3%             |                   |                | LIFE               | **             | 5           | \$11,700       |          |
| Masonry: Brick  | 92%            | Now               | \$115,000      | LIFE               | **             | 5           | \$71,500       |          |
| <i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>                      |                |                   |                |                    |                |             |                |          |
| <i>Location : Boiler Room Chimney, Living Skills Room, Above Living Skills Roof</i> |                |                   |                |                    |                |             |                |          |
| <i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%</i>                |                |                   |                |                    |                |             |                |          |
| <i>Location : Boiler Room Chimney</i>   |                |                   |                |                    |                |             |                |          |
| Masonry: Limestone  | 2%             |                   |                | LIFE               | **             | 5           | \$1,200        |          |
| Stucco Cement   | 3%             |                   |                | 2045               | **             | 5           | \$5,800        |          |
| Windows   |                |                   |                |                    |                |             |                |          |
| Aluminum  | 100%           |                   |                | 2048               | **             | 5           | \$1,600        |          |
| Parapets  |                |                   |                |                    |                |             |                |          |
| Masonry: Brick  | 95%            | 0-2               | \$20,700       | LIFE               | **             | 5           | \$8,400        |          |
| <i>Diagonal Cracks, Extent : Moderate, Area Affected : 50%</i>                      |                |                   |                |                    |                |             |                |          |
| <i>Location : Inside Face Of Upper Parapet Wall</i>                                 |                |                   |                |                    |                |             |                |          |
| <i>Painted Surfaces, Extent : Moderate, Area Affected : 50%</i>                     |                |                   |                |                    |                |             |                |          |
| <i>Location : Inside Face Of Parapet Wall</i>                                       |                |                   |                |                    |                |             |                |          |
| <i>Spalling, Extent : Moderate, Area Affected : 5%</i>                              |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>  |                |                   |                |                    |                |             |                |          |
| Pre-Cast Concrete   | 5%             |                   |                | LIFE               | **             | 5           | \$2,800        |          |
| Roof  |                |                   |                |                    |                |             |                |          |
| Modified Bitumen  | 52%            | Now               | \$443,000      | 2042               | **             |             |                | 1        |
| <i>Blisters, Extent : Severe, Area Affected : 10%</i>                               |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout Main Roof Area</i>   |                |                   |                |                    |                |             |                |          |
| <i>Ponding, Extent : Severe, Area Affected : 20%</i>                                |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout Main Roof</i>  |                |                   |                |                    |                |             |                |          |
| <i>Water Penetration, Extent : Severe, Area Affected : 50%</i>                      |                |                   |                |                    |                |             |                |          |
| <i>Location : Rooms On The 2nd Floor And Kitchen Area</i>                           |                |                   |                |                    |                |             |                |          |
| Single Ply Membrane   | 20%            |                   |                | 2037               | **             | 10          | \$16,000       |          |
| Single Ply Membrane   | 23%            | Now               | \$367,300      | 2042               | **             |             |                | 1        |
| <i>Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 25%</i>               |                |                   |                |                    |                |             |                |          |
| <i>Location : Living Skills Roof</i>  |                |                   |                |                    |                |             |                |          |
| Skylight, Metal/Glass   | 5%             |                   |                | 2052               | **             | 10          | \$13,300       |          |
| Soffits   |                |                   |                |                    |                |             |                |          |
| Cast in Place Concrete  | 100%           |                   |                | LIFE               | **             | 5           | \$900          |          |
| Interior  |                |                   |                |                    |                |             |                |          |

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**ADMIN. FOR CHILDREN'S SERVICES - 068**  
**CHRISTOPHER STREET SCHOOL MAIN BUILDING**  
**Asset # : 1947**

| Architecture   | Current Repair |                   |                | Future Replacement |                | Maintenance |                | Priority |
|--|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type  | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |          |
| Interior   |                |                   |                |                    |                |             |                |          |
| Floors   |                |                   |                |                    |                |             |                |          |
| Cast in Place Concrete   | 5%             | 4+                | \$4,600        | LIFE               | **             | 5           | \$6,100        |          |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>                 |                |                   |                |                    |                |             |                |          |
| <i>Location : Boiler Room</i>  |                |                   |                |                    |                |             |                |          |
| Ceramic Tile   | 5%             |                   |                | 2041               | **             | 5           | \$2,800        |          |
| Quarry Tile  | 15%            | 0-2               | \$30,100       | 2045               | **             | 5           | \$6,300        |          |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>                 |                |                   |                |                    |                |             |                |          |
| <i>Location : Basement</i>   |                |                   |                |                    |                |             |                |          |
| Sheet Vinyl/Rubber   | 40%            | 2-4               | \$28,600       | 2037               | **             | 5           | \$16,800       |          |
| <i>Worn/Eroded, Extent : Moderate, Area Affected : 1%</i>                        |                |                   |                |                    |                |             |                |          |
| <i>Location : Basement</i>   |                |                   |                |                    |                |             |                |          |
| Slate  | 5%             |                   |                | LIFE               | **             | 5           | \$3,000        |          |
| Vinyl Tile   | 30%            | Now               | \$9,000        | 2037               | **             | 3           | \$6,300        |          |
| <i>Adhesion Failure, Extent : Severe, Area Affected : 10%</i>                    |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |                |                   |                |                    |                |             |                |          |
| <i>Worn/Eroded, Extent : Moderate, Area Affected : 15%</i>                       |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout, Security Office 110</i>                                |                |                   |                |                    |                |             |                |          |
| Interior Walls   |                |                   |                |                    |                |             |                |          |
| Ceramic Tile   | 5%             |                   |                | 2041               | **             | 5           | \$2,400        |          |
| Concrete Masonry Unit  | 5%             | Now               | \$4,500        | LIFE               | **             | 5           | \$1,000        |          |
| <i>Diagonal Cracks, Extent : Moderate, Area Affected : 20%</i>                   |                |                   |                |                    |                |             |                |          |
| <i>Location : Water Main Room</i>  |                |                   |                |                    |                |             |                |          |
| <i>Horizontal Cracks, Extent : Moderate, Area Affected : 20%</i>                 |                |                   |                |                    |                |             |                |          |
| <i>Location : Water Main Room</i>  |                |                   |                |                    |                |             |                |          |
| Fiberglass Panel   | 35%            |                   |                | LIFE               | **             |             |                |          |
| Gypsum Board   | 40%            | Now               | \$5,300        | LIFE               | **             | 5           | \$11,700       |          |
| <i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>                  |                |                   |                |                    |                |             |                |          |
| <i>Location : Living Skills Room, Mold, Room On 2nd Floor, 2nd Floor Hallway</i> |                |                   |                |                    |                |             |                |          |
| Metal Panel  | 10%            |                   |                | LIFE               | **             |             |                |          |
| Plaster  | 5%             | Now               | \$1,200        | LIFE               | **             | 5           | \$700          |          |
| <i>Cracking/Crumbling, Extent : Severe, Area Affected : 2%</i>                   |                |                   |                |                    |                |             |                |          |
| <i>Location : Stairwells Top Floor</i>   |                |                   |                |                    |                |             |                |          |

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**ADMIN. FOR CHILDREN'S SERVICES - 068**  
**CHRISTOPHER STREET SCHOOL MAIN BUILDING**

**Asset # : 1947**

| <b>Architecture</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>   | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority</b> |
| <b>Interior</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Ceilings</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| AcousTileSusp.Lay-In   | 12%               | Now                      | \$3,600               | 2045                      | * *                   | 5                  | \$2,200               |                 |
| <i>Water Penetration, Extent : Severe, Area Affected : 5%</i>          |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Living Skills Room, Room 212, 216, 2nd Floor Hallway</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| Exposed Struc: Concrete  | 5%                | Now                      | \$5,400               | LIFE                      | * *                   | 5                  | \$300                 |                 |
| <i>Cracking/Crumbling, Extent : Severe, Area Affected : 5%</i>         |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Water Meter Room</i>                                     |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Diagonal Cracks, Extent : Severe, Area Affected : 5%</i>            |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Water Meter Room</i>                                     |                   |                          |                       |                           |                       |                    |                       |                 |
| Exposed Struc: Steel   | 3%                |                          |                       | LIFE                      | * *                   |                    |                       |                 |
| Gypsum Board   | 40%               | Now                      | \$5,100               | LIFE                      | * *                   | 5                  | \$18,600              |                 |
| <i>Water Penetration, Extent : Severe, Area Affected : 5%</i>          |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Living Skills Room</i>                                   |                   |                          |                       |                           |                       |                    |                       |                 |
| Metal Panel  | 10%               |                          |                       | LIFE                      | * *                   | 5                  | \$4,600               |                 |
| Plaster  | 30%               |                          |                       | LIFE                      | * *                   | 5                  | \$7,000               |                 |
| <b>Site Enclosure</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Fence/Gates</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Chain Link   | 5%                |                          |                       | 2052                      | * *                   |                    |                       |                 |
| Iron Picket  | 95%               | 2-4                      | \$26,800              | 2067                      | * *                   |                    |                       |                 |
| <i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>       |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>     |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Free Standing Walls</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Masonry: Brick   | 100%              | Now                      | \$8,400               | 2042                      | * *                   |                    |                       |                 |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>      |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Along Driveway</i>                                       |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Retaining Walls</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Cast in Place Concrete   | 40%               | Now                      | \$9,500               | 2052                      | * *                   |                    |                       |                 |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>       |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : South Wall</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Masonry: Brick   | 50%               | Now                      | \$46,700              | 2042                      | * *                   |                    |                       |                 |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>      |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Along Driveway</i>                                       |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Along Driveway</i>                                       |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Loose Units, Extent : Moderate, Area Affected : 20%</i>             |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Along Driveway</i>                                       |                   |                          |                       |                           |                       |                    |                       |                 |
| Masonry: Fieldstone  | 10%               |                          |                       | 2042                      | * *                   |                    |                       |                 |
| <b>Site Pavements</b>  |                   |                          |                       |                           |                       |                    |                       |                 |

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**ADMIN. FOR CHILDREN'S SERVICES - 068  
CHRISTOPHER STREET SCHOOL MAIN BUILDING**

**Asset # : 1947**

| <b>Architecture</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                 |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>   | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority</b> |
| <b>Site Pavements</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>On-Site Walkways</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Cast in Place Concrete   | 5%                | Now                      | \$200                 | 2052                      | **                    |                    |                       |                 |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>    |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : West Facade, Exterior Steps</i>                        |                   |                          |                       |                           |                       |                    |                       |                 |
| Masonry: Granite   | 5%                | Now                      | \$17,600              | LIFE                      | **                    |                    |                       |                 |
| <i>Broken/Missing Elements, Extent : Severe, Area Affected : 10%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Front Entry Steps</i>                                  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 10%</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Front Entrance Steps</i>                               |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Misaligned/Bulging, Extent : Moderate, Area Affected : 2%</i>     |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Front Entry Steps</i>                                  |                   |                          |                       |                           |                       |                    |                       |                 |
| Panel/Paver: Bluestone   | 90%               | Now                      | \$239,600             | LIFE                      | **                    | 5                  | \$5,100               |                 |
| <i>Spalling, Extent : Severe, Area Affected : 25%</i>                |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout Walkways</i>                                |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Parking/Driveway</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Asphalt  | 100%              | Now                      | \$58,900              | 2035                      | **                    |                    |                       |                 |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 25%</i>       |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Activity Yard</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Asphalt  | 100%              |                          |                       | 2041                      | **                    |                    |                       |                 |

| <b>Electrical</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                 |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                   | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority</b> |
| <b>Under 600 Volts</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Service Equipment</b>                                       |                   |                          |                       |                           |                       |                    |                       |                 |
| Fused Disc Sw  | 100%              |                          |                       | 2042                      | **                    | 5                  | \$200                 |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Electrical Room Basement</i>                     |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : One 3,000 Ampere Main Disconnect Switch</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Switchgear / Switchboard</b>                                |                   |                          |                       |                           |                       |                    |                       |                 |
| Fused Disc Sw  | 90%               |                          |                       | 2042                      | **                    | 5                  | \$100                 |                 |
| Molded Case Bkrs   | 10%               |                          |                       | 2042                      | **                    | 5                  | \$100                 |                 |
| <b>Raceway</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Conduit  | 100%              |                          |                       | 2042                      | **                    | 1                  |                       |                 |
| <b>Panelboards</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Fused Disc Sw  | 5%                |                          |                       | 2040                      | **                    | 5                  |                       |                 |
| Molded Case Bkrs   | 95%               |                          |                       | 2040                      | **                    | 5                  | \$900                 |                 |
| <b>Wiring</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Thermoplastic  | 100%              |                          |                       | 2042                      | **                    | 1                  |                       |                 |
| <b>Motor Controllers</b>                                       |                   |                          |                       |                           |                       |                    |                       |                 |
| Locally Mounted  | 100%              |                          |                       | 2037                      | **                    | 5                  | \$300                 |                 |
| <b>Ground</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Grounding Devices</b>                                       |                   |                          |                       |                           |                       |                    |                       |                 |
| Generic  | 100%              |                          |                       | LIFE                      | **                    | 5                  | \$600                 |                 |

**Stand-by Power**

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**ADMIN. FOR CHILDREN'S SERVICES - 068**  
**CHRISTOPHER STREET SCHOOL MAIN BUILDING**  
**Asset # : 1947**

| <b>Electrical</b>            | <b>Current Repair</b> |  | <b>Future Replacement</b> |                | <b>Maintenance</b>    |                    | <b>Priority</b>       |                 |
|------------------------------|-----------------------|--|---------------------------|----------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b> | <b>% of Total</b>     | <b>Fail Date (Years)</b>   | <b>Estimated Cost</b>     | <b>Year FY</b> | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority</b> |
| <b>Stand-by Power</b>        |                       |  |                           |                |                       |                    |                       |                 |
| Transfer Switches            |                       |  |                           |                |                       |                    |                       |                 |
| Automatic                    | 100%                  |  |                           | 2037           | **                    | 1                  | \$11,500              |                 |
| Generators                   |                       |  |                           |                |                       |                    |                       |                 |
| Diesel                       | 100%                  |  |                           | 2035           | **                    | 1                  | \$14,500              |                 |
|                              |                       | <i>Other Observation, Extent : Light, Area Affected : 100%</i>                                 |                           |                |                       |                    |                       |                 |
|                              |                       | <i>Location : Outside The Building</i>   |                           |                |                       |                    |                       |                 |
|                              |                       | <i>Explanation : One 100 Kilowatts</i>   |                           |                |                       |                    |                       |                 |
| Batteries                    |                       |  |                           |                |                       |                    |                       |                 |
| Lead/Acid                    | 100%                  |  |                           | 2025           | \$2,400               | 5                  | \$1,400               |                 |
| Fuel Storage                 |                       |  |                           |                |                       |                    |                       |                 |
| Main Tank                    | 50%                   |  |                           | 2047           | **                    | 5                  |                       |                 |
| No Component                 | 50%                   |  |                           |                |                       |                    |                       |                 |
| <b>Lighting</b>              |                       |  |                           |                |                       |                    |                       |                 |
| Interior Lighting            |                       |  |                           |                |                       |                    |                       |                 |
| Fluorescent                  | 80%                   |  |                           | 2037           | **                    | 10                 | \$27,500              |                 |
|                              |                       | <i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>                            |                           |                |                       |                    |                       |                 |
|                              |                       | <i>Location : Throughout The Building</i>  |                           |                |                       |                    |                       |                 |
| LED                          | 20%                   |  |                           | 2040           | **                    |                    |                       |                 |
| Egress Lighting              |                       |  |                           |                |                       |                    |                       |                 |
| Emergency, Service           | 55%                   |  |                           | 2037           | **                    | 1                  |                       |                 |
| Exit, Service                | 45%                   |  |                           | 2037           | **                    | 1                  |                       |                 |
| Exterior Lighting            |                       |  |                           |                |                       |                    |                       |                 |
| LED                          | 20%                   |  |                           | 2040           | **                    |                    |                       |                 |
| No Component                 | 80%                   |  |                           |                |                       |                    |                       |                 |
| <b>Lightning Protection</b>  |                       |  |                           |                |                       |                    |                       |                 |
| Arresters/Cabling            |                       |  |                           |                |                       |                    |                       |                 |
| Generic                      | 100%                  |  |                           | 2047           | **                    | 5                  | \$800                 |                 |
| <b>Alarm</b>                 |                       |  |                           |                |                       |                    |                       |                 |
| Security System              |                       |  |                           |                |                       |                    |                       |                 |
| No Component                 | 80%                   |  |                           |                |                       |                    |                       |                 |
| Generic                      | 10%                   |  |                           | 2037           | **                    | 1                  | \$1,400               |                 |
|                              |                       | <i>Other Observation, Extent : Light, Area Affected : 100%</i>                                 |                           |                |                       |                    |                       |                 |
|                              |                       | <i>Location : Inside And Outside</i>   |                           |                |                       |                    |                       |                 |
|                              |                       | <i>Explanation : CCTV Surveillance Cameras</i>   |                           |                |                       |                    |                       |                 |
| Generic                      | 10%                   |  |                           | 2032           | \$6,900               | 1                  | \$1,400               |                 |
|                              |                       | <i>Other Observation, Extent : Light, Area Affected : 100%</i>                                 |                           |                |                       |                    |                       |                 |
|                              |                       | <i>Location : Hallway And Exit Doors</i>   |                           |                |                       |                    |                       |                 |
|                              |                       | <i>Explanation : Intrusion Alarm And Motion Sensor</i>   |                           |                |                       |                    |                       |                 |
| Fire/Smoke Detection         |                       |  |                           |                |                       |                    |                       |                 |
| No Component                 | 70%                   |  |                           |                |                       |                    |                       |                 |
| Generic, Digital             | 30%                   |  |                           | 2037           | **                    | 1-3                | \$6,900               |                 |
|                              |                       | <i>Other Observation, Extent : Light, Area Affected : 100%</i>                                 |                           |                |                       |                    |                       |                 |
|                              |                       | <i>Location : Throughout The Building</i>  |                           |                |                       |                    |                       |                 |
|                              |                       | <i>Explanation : Strobe Lights, Bell, Horn, Smoke Detector, Pull Box, And Fire Alarm Panel</i> |                           |                |                       |                    |                       |                 |

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**ADMIN. FOR CHILDREN'S SERVICES - 068**  
**CHRISTOPHER STREET SCHOOL MAIN BUILDING**  
**Asset # : 1947**

| <b>Mechanical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>  | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Heating</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Energy Source   |                   |                          |                       |                           |                       |                    |                       |                 |
| Electricity   | 20%               |                          |                       | 2052                      | **                    | 1                  |                       |                 |
| Natural Gas   | 80%               |                          |                       | 2052                      | **                    | 1                  |                       |                 |
| Conversion Equipment  |                   |                          |                       |                           |                       |                    |                       |                 |
| Furnace   | 2%                | Now                      | \$100                 | 2037                      | **                    | 1                  | \$300                 |                 |
| <i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>          |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : 1st Floor</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Other Observation, Extent : Light, Area Affected : 2%</i>            |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Lower Roof</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : 1 Unit Serving Basic Living Skill Center.</i>          |                   |                          |                       |                           |                       |                    |                       |                 |
| Radiant Heater  | 10%               |                          |                       | 2032                      | \$95,300              | 2                  | \$1,700               |                 |
| <i>Other Observation, Extent : Light, Area Affected : 5%</i>            |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Stairways</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : 11 Electric Radiants</i>                               |                   |                          |                       |                           |                       |                    |                       |                 |
| No Component  | 88%               |                          |                       |                           |                       |                    |                       |                 |
| <b>Distribution</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Ductwork/Diffusers  | 2%                | Now                      | \$1,000               | LIFE                      | **                    | 2-5                | \$400                 |                 |
| <i>Damaged, Extent : Moderate, Area Affected : 100%</i>                 |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : 1st Floor. Defective Air Flow Damper</i>                  |                   |                          |                       |                           |                       |                    |                       |                 |
| Hot Wtr Piping/Pump   | 10%               | Now                      | \$400                 | 2048                      | **                    | 4                  | \$200                 |                 |
| <i>Malfunctioning, Extent : Moderate, Area Affected : 50%</i>           |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Boiler Room. Malfunctioning Circulating, Booster Pump</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| No Component  | 88%               |                          |                       |                           |                       |                    |                       |                 |
| <b>Air Conditioning</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Energy Source   |                   |                          |                       |                           |                       |                    |                       |                 |
| Electricity   | 50%               |                          |                       | 2048                      | **                    | 1                  |                       |                 |
| Natural Gas   | 50%               |                          |                       | 2052                      | **                    | 1                  |                       |                 |
| Conversion Equipment  |                   |                          |                       |                           |                       |                    |                       |                 |
| Ext Pkg Unit - Heating/Cooling  | 60%               |                          |                       | 2037                      | **                    | 2                  | \$1,400               |                 |
| <i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>           |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Roof</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>          |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Roof</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : 8 Rooftop Package Units</i>                            |                   |                          |                       |                           |                       |                    |                       |                 |
| Ext Pkg Unit - Heating/Cooling  | 25%               |                          |                       | 2037                      | **                    | 2                  | \$600                 |                 |
| Split Unit  | 10%               |                          |                       | 2032                      | \$86,900              |                    |                       |                 |
| Window/Wall Unit  | 5%                |                          |                       | 2027                      | \$6,900               | 1                  |                       |                 |
| <b>Distribution</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Ductwork/Diffusers  | 95%               |                          |                       | LIFE                      | **                    | 2                  | \$46,300              |                 |
| Ductwork/Diffusers  | 5%                | Now                      | \$1,600               | LIFE                      | **                    | 2                  | \$2,400               |                 |
| <i>Insul. Deteriorating, Extent : Light, Area Affected : 100%</i>       |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Upper Roof</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Ventilation</b>  |                   |                          |                       |                           |                       |                    |                       |                 |

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

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

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

**ADMIN. FOR CHILDREN'S SERVICES - 068  
CHRISTOPHER STREET SCHOOL MAIN BUILDING**

**Asset # : 1947**

| <b>Mechanical</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                   | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Ventilation</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Distribution</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Ductwork/Diffusers   | 100%              |                          |                       | LIFE                      | **                    | 2-5                | \$20,900              |                 |
| <b>Exhaust Fans</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Roof   | 98%               |                          |                       | 2037                      | **                    | 2                  | \$1,100               |                 |
| Roof   | 2%                | Now                      |                       | 2042                      | **                    | 2                  |                       |                 |
| <i>Unit Inoperable, Extent : Light, Area Affected : 100%</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Upper Roof</i>                                   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Plumbing</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>H/C Water Piping</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Brass/Copper   | 100%              |                          |                       | 2052                      | **                    | 1                  |                       |                 |
| <b>Water Heater With Tanks</b>                                 |                   |                          |                       |                           |                       |                    |                       |                 |
| Gas Fired  | 100%              |                          |                       | 2030                      | \$16,700              | 2                  |                       |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Basement</i>                                     |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : 3 Units</i>                                   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Sanitary Piping</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Cast Iron  | 100%              |                          |                       | LIFE                      | **                    | 1                  |                       |                 |
| <b>Storm Drain Piping</b>                                      |                   |                          |                       |                           |                       |                    |                       |                 |
| Cast Iron  | 100%              |                          |                       | LIFE                      | **                    | 1                  |                       |                 |
| <b>Backflow Preventer</b>                                      |                   |                          |                       |                           |                       |                    |                       |                 |
| Generic  | 100%              |                          |                       | 2037                      | **                    | 1                  | \$2,300               |                 |
| <b>Fixtures</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Generic  | 100%              |                          |                       |                           |                       |                    |                       |                 |
| <b>Vertical Transport</b>                                      |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Elevators</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Hydraulic  | 100%              |                          |                       | LIFE                      | **                    |                    |                       |                 |
| <b>Fire Suppression</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Sprinkler</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Generic  | 100%              |                          |                       | 2052                      | **                    | 1-2                | \$10,500              |                 |
| <b>Chemical System</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Generic  | 100%              |                          |                       | 2030                      | \$79,700              | 1-3                | \$80,900              |                 |

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

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

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

Print Date : 14-Oct-2022

**ADMIN. FOR CHILDREN'S SERVICES - FY 2023**

**Asset Name** : CHRISTOPHER STREET SCHOOL OMEGA COTTAGE  
**Address** : 1870 SCHIEFFELIN PLACE  
**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** : 24-Feb-2021 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2  
**Block** : 4905 **Lot** : 2 **BIN** : 2097408

| CAPITAL               | FY 2024 - 2027  | FY 2028 - 2033  |
|-----------------------|-----------------|-----------------|
| Exterior Architecture | \$71,000        |                 |
| Mechanical            |                 | \$92,800        |
| <b>Total</b>          | <b>\$71,000</b> | <b>\$92,800</b> |
| Importance Code A     | \$71,000        |                 |
| Importance Code B     |                 | \$92,800        |
| <b>Total</b>          | <b>\$71,000</b> | <b>\$92,800</b> |

| EXPENSE               | FY 2024         | FY 2025        | FY 2026        | FY 2027        |
|-----------------------|-----------------|----------------|----------------|----------------|
| Exterior Architecture | \$24,100        |                |                | \$800          |
| Interior Architecture | \$14,400        | \$1,100        |                |                |
| Electrical            | \$100           | \$200          | \$100          | \$1,700        |
| Mechanical            | \$400           | \$300          | \$1,600        | \$300          |
| <b>Total</b>          | <b>\$39,100</b> | <b>\$1,600</b> | <b>\$1,700</b> | <b>\$2,800</b> |
| Importance Code A     | \$24,300        | \$200          | \$200          | \$1,000        |
| Importance Code B     | \$14,800        | \$1,200        | \$1,500        | \$1,800        |
| Importance Code C     |                 | \$200          |                |                |
| <b>Total</b>          | <b>\$39,100</b> | <b>\$1,600</b> | <b>\$1,700</b> | <b>\$2,800</b> |



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

**ADMIN. FOR CHILDREN'S SERVICES - 068**  
**CHRISTOPHER STREET SCHOOL OMEGA COTTAGE**

**Asset # : 30**

| <b>Architecture</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>  | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Exterior</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Exterior Walls</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Masonry: Brick  | 98%               | Now                      | \$71,000              | LIFE                      | * *                   | 5                  | \$8,800               |                 |
| <i>Corrosion/Rusting, Extent : Moderate, Area Affected : 10%</i>      |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Window Lintels</i>                                      |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Diagonal Cracks, Extent : Severe, Area Affected : 10%</i>          |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Horizontal Cracks, Extent : Severe, Area Affected : 10%</i>        |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Window Lintels, North Facade Fire Escape</i>            |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Misaligned/Bulging, Extent : Severe, Area Affected : 5%</i>        |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : North Facade At Parapet Wall</i>                        |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Vegetation Growth, Extent : Moderate, Area Affected : 15%</i>      |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Facade</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Slate Panels  | 2%                | Now                      | \$8,200               | LIFE                      | * *                   | 5                  | \$100                 |                 |
| <i>Broken/Missing Elements, Extent : Severe, Area Affected : 50%</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Window Sills</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Window Sills</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Spalling, Extent : Moderate, Area Affected : 25%</i>               |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Window Sills</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Windows</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Aluminum  | 70%               | 0-2                      | \$4,200               | 2048                      | * *                   | 5                  | \$500                 |                 |
| <i>Vandalism, Extent : Severe, Area Affected : 5%</i>                 |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Fire Escape, Damaged Window Frames</i>                  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Other Observation, Extent : Moderate, Area Affected : 2%</i>       |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : North Facade</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Boarded Lower Half Of Window</i>                     |                   |                          |                       |                           |                       |                    |                       |                 |
| Metal/Detention Type  | 30%               |                          |                       | 2042                      | * *                   | 5                  | \$1,400               |                 |
| <b>Parapets</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Masonry: Brick  | 95%               |                          |                       | LIFE                      | * *                   | 5                  | \$900                 |                 |
| <i>Vegetation Growth, Extent : Light, Area Affected : 20%</i>         |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : South</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Metal Panel   | 5%                |                          |                       | 2052                      | * *                   | 5                  | \$200                 |                 |
| <b>Roof</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Modified Bitumen  | 100%              | Now                      | \$11,700              | 2037                      | * *                   |                    |                       | 1               |
| <i>Ponding, Extent : Severe, Area Affected : 20%</i>                  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : East</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Water Penetration, Extent : Severe, Area Affected : 5%</i>         |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Boundries Room Below</i>                                |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Interior</b>   |                   |                          |                       |                           |                       |                    |                       |                 |

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

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



**ADMIN. FOR CHILDREN'S SERVICES - 068**  
**CHRISTOPHER STREET SCHOOL OMEGA COTTAGE**

**Asset # : 30**

| <b>Architecture</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>   | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Interior</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Floors</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Cast in Place Concrete   | 5%                | 2-4                      | \$600                 | LIFE                      | **                    | 5                  | \$700                 |                 |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>               |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Boiler Room</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Ceramic Tile   | 5%                |                          |                       | 2035                      | **                    | 5                  | \$300                 |                 |
| Vinyl Tile   | 90%               |                          |                       | 2037                      | **                    | 3                  | \$2,300               |                 |
| <b>Interior Walls</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Ceramic Tile   | 5%                |                          |                       | 2035                      | **                    | 5                  | \$400                 |                 |
| Concrete Masonry Unit  | 80%               |                          |                       | LIFE                      | **                    | 5                  | \$2,800               |                 |
| Gypsum Board   | 5%                |                          |                       | LIFE                      | **                    | 5                  | \$300                 |                 |
| Plaster  | 10%               |                          |                       | LIFE                      | **                    | 5                  | \$300                 |                 |
| <b>Ceilings</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Plaster  | 70%               | Now                      | \$13,900              | LIFE                      | **                    | 5                  | \$2,900               |                 |
| <i>Broken/Missing Elements, Extent : Severe, Area Affected : 15%</i>           |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : First Floor And Basement Classroom</i>                           |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Water Penetration, Extent : Severe, Area Affected : 15%</i>                 |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : First Floor And Basement Classroom, 2nd Floor Boundries Room</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| Plaster  | 30%               |                          |                       | LIFE                      | **                    | 5                  | \$1,300               |                 |
| <b>Site Enclosure</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Retaining Walls</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Cast in Place Concrete   | 100%              |                          |                       | 2052                      | **                    |                    |                       |                 |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>                 |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : West</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Site Pavements</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>On-Site Walkways</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Asphalt  | 100%              |                          |                       | 2035                      | **                    |                    |                       |                 |

| <b>Electrical</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                   | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Under 600 Volts</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Service Equipment</b>                                       |                   |                          |                       |                           |                       |                    |                       |                 |
| Fused Disc Sw  | 100%              |                          |                       | 2042                      | **                    | 5                  |                       |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Basement</i>                                     |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : One 100 Ampere Main Disconnect Switch</i>     |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Raceway</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Conduit  | 90%               |                          |                       | 2042                      | **                    | 1                  |                       |                 |
| Conduit  | 10%               |                          |                       | 2052                      | **                    | 1                  |                       |                 |
| <b>Panelboards</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Fused Disc Sw  | 5%                |                          |                       | 2040                      | **                    | 5                  |                       |                 |
| Molded Case Bkrs   | 95%               |                          |                       | 2040                      | **                    | 5                  | \$100                 |                 |
| <b>Wiring</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Thermoplastic  | 100%              |                          |                       | 2042                      | **                    | 1                  |                       |                 |
| <b>Motor Controllers</b>                                       |                   |                          |                       |                           |                       |                    |                       |                 |
| Locally Mounted  | 100%              |                          |                       | 2037                      | **                    | 5                  |                       |                 |

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**ADMIN. FOR CHILDREN'S SERVICES - 068**  
**CHRISTOPHER STREET SCHOOL OMEGA COTTAGE**

**Asset # : 30**

| <b>Electrical</b>            |                   | <b>Current Repair</b>  |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|------------------------------|-------------------|--|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail Date (Years)</b>   | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Ground</b>                |                   |  |                       |                           |                       |                    |                       |                 |
| Grounding Devices            |                   |  |                       |                           |                       |                    |                       |                 |
| Generic                      | 100%              |  |                       | LIFE                      | **                    | 5                  | \$100                 |                 |
| <b>Lighting</b>              |                   |  |                       |                           |                       |                    |                       |                 |
| Interior Lighting            |                   |  |                       |                           |                       |                    |                       |                 |
| Fluorescent                  | 10%               |  |                       | 2037                      | **                    | 10                 | \$400                 |                 |
|                              |                   | <i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>         |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Location : Staircases And Basement</i>                                      |                       |                           |                       |                    |                       |                 |
| LED                          | 90%               |  |                       | 2040                      | **                    |                    |                       |                 |
| Egress Lighting              |                   |  |                       |                           |                       |                    |                       |                 |
| Emergency, Battery           | 50%               |  |                       | 2037                      | **                    | 10                 | \$500                 |                 |
| Exit, Service                | 50%               |  |                       | 2037                      | **                    | 1                  |                       |                 |
| Exterior Lighting            |                   |  |                       |                           |                       |                    |                       |                 |
| LED                          | 20%               |  |                       | 2037                      | **                    |                    |                       |                 |
| No Component                 | 80%               |  |                       |                           |                       |                    |                       |                 |
| <b>Alarm</b>                 |                   |  |                       |                           |                       |                    |                       |                 |
| Security System              |                   |  |                       |                           |                       |                    |                       |                 |
| No Component                 | 80%               |  |                       |                           |                       |                    |                       |                 |
| Generic                      | 10%               |  |                       | 2027                      | \$700                 | 1                  | \$200                 |                 |
|                              |                   | <i>Other Observation, Extent : Light, Area Affected : 100%</i>                 |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Location : Hallway And Exit Doors</i>                                       |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Explanation : Intrusion Alarm And Motion Sensor</i>                         |                       |                           |                       |                    |                       |                 |
| Generic                      | 10%               |  |                       | 2037                      | **                    | 1                  | \$200                 |                 |
|                              |                   | <i>Other Observation, Extent : Light, Area Affected : 100%</i>                 |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Location : Inside And Outside</i>   |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Explanation : CCTV Surveillance Cameras</i>                                 |                       |                           |                       |                    |                       |                 |
| Fire/Smoke Detection         |                   |  |                       |                           |                       |                    |                       |                 |
| No Component                 | 70%               |  |                       |                           |                       |                    |                       |                 |
| Generic, Digital             | 30%               |  |                       | 2037                      | **                    | 1-3                | \$700                 |                 |
|                              |                   | <i>Other Observation, Extent : Light, Area Affected : 100%</i>                 |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Location : Throughout The Building</i>                                      |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Explanation : Bell, Horn, Smoke Detector, Pull Box And Fire Alarm Panel</i> |                       |                           |                       |                    |                       |                 |

| <b>Mechanical</b>            |                   | <b>Current Repair</b>  |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|------------------------------|-------------------|--|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail Date (Years)</b>                                       | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Heating</b>               |                   |  |                       |                           |                       |                    |                       |                 |
| Energy Source                |                   |  |                       |                           |                       |                    |                       |                 |
| Natural Gas                  | 100%              |  |                       | 2042                      | **                    | 1                  |                       |                 |
| Conversion Equipment         |                   |  |                       |                           |                       |                    |                       |                 |
| Hot Water Boiler             | 100%              |  |                       | 2037                      | **                    | 1                  | \$2,000               |                 |
|                              |                   | <i>Other Observation, Extent : Light, Area Affected : 100%</i> |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Location : Basement</i>                                     |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Explanation : 1 Gas Fired Modular Hot Water Boiler</i>      |                       |                           |                       |                    |                       |                 |
| Distribution                 |                   |  |                       |                           |                       |                    |                       |                 |
| Hot Wtr Piping/Pump          | 100%              |  |                       | 2040                      | **                    | 4                  | \$300                 |                 |

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

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

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

**ADMIN. FOR CHILDREN'S SERVICES - 068**  
**CHRISTOPHER STREET SCHOOL OMEGA COTTAGE**  
**Asset # : 30**

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Heating   |            |                   |                |                    |                |             |                |          |
| Terminal Devices  |            |                   |                |                    |                |             |                |          |
| Convactor/Radiator  | 100%       |                   |                | 2037               | **             | 1           | \$1,300        |          |
| Air Conditioning  |            |                   |                |                    |                |             |                |          |
| Energy Source   |            |                   |                |                    |                |             |                |          |
| Electricity   | 100%       |                   |                | 2040               | **             | 1           |                |          |
| Conversion Equipment  |            |                   |                |                    |                |             |                |          |
| Split Unit  | 100%       |                   |                | 2032               | \$92,800       |             |                |          |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>  |            |                   |                |                    |                |             |                |          |
| <i>Location : Basement, 1st, 2nd Floor And Roof</i>   |            |                   |                |                    |                |             |                |          |
| <i>Explanation : 3 Condensers On The Roof. 3 Air Handling Units On Each Floor. Refrigerant Piping Missing Insulation On Roof.</i> |            |                   |                |                    |                |             |                |          |
| Distribution  |            |                   |                |                    |                |             |                |          |
| Ductwork/Diffusers  | 100%       |                   |                | LIFE               | **             | 2           | \$5,200        |          |
| Ventilation   |            |                   |                |                    |                |             |                |          |
| Exhaust Fans  |            |                   |                |                    |                |             |                |          |
| Wall Unit   | 10%        |                   |                | 2032               | \$200          | 2           |                |          |
| <i>Other Observation, Extent : Light, Area Affected : 10%</i>   |            |                   |                |                    |                |             |                |          |
| <i>Location : 1st Floor Kitchen And 2nd Floor Bathroom</i>  |            |                   |                |                    |                |             |                |          |
| <i>Explanation : Exhaust Fan In 1st Floor Kitchen And 2nd Floor Bathroom.</i>   |            |                   |                |                    |                |             |                |          |
| No Component  | 90%        |                   |                |                    |                |             |                |          |
| Plumbing  |            |                   |                |                    |                |             |                |          |
| H/C Water Piping  |            |                   |                |                    |                |             |                |          |
| Brass/Copper  | 100%       |                   |                | 2042               | **             | 1           |                |          |
| Water Heater With Tanks   |            |                   |                |                    |                |             |                |          |
| Gas Fired   | 100%       |                   |                | 2030               | \$16,700       | 2           |                |          |
| Sanitary Piping   |            |                   |                |                    |                |             |                |          |
| Cast Iron   | 98%        |                   |                | LIFE               | **             | 1           |                |          |
| Cast Iron   | 2%         |                   |                | LIFE               | **             | 1           |                |          |
| Storm Drain Piping  |            |                   |                |                    |                |             |                |          |
| Cast Iron   | 100%       |                   |                | LIFE               | **             | 1           |                |          |
| Fixtures  |            |                   |                |                    |                |             |                |          |
| Generic   | 100%       |                   |                |                    |                |             |                |          |
| Fire Suppression  |            |                   |                |                    |                |             |                |          |
| Sprinkler   |            |                   |                |                    |                |             |                |          |
| No Component  | 90%        |                   |                |                    |                |             |                |          |
| Generic   | 10%        |                   |                | 2042               | **             | 1-2         | \$100          |          |
| <i>No Backflow Preventer; Extent : Light, Area Affected : 100%</i>  |            |                   |                |                    |                |             |                |          |
| <i>Location : Basement</i>  |            |                   |                |                    |                |             |                |          |

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Print Date : 14-Oct-2022

**ADMIN. FOR CHILDREN'S SERVICES - FY 2023**

**Asset Name** : CROSSROADS JUVENILE DETENTION CENTER  
**Address** : 17 BRISTOL ST. AT PITKIN AVE.  
**Borough** : BROOKLYN **Agency's Number** : N/A  
**Program / Asset #** : DJJ0002.000 / 4382 **Yr Built/Renovated** : 1998 / 2010  
**Area Sq Ft** : 125,000 **Project Type** : CHILDREN'S SERVICES  
**Date of Survey** : 23-Sep-2020 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 3498 **Lot** : 8 **BIN** : 3378202

| <b>CAPITAL</b>        | <b>FY 2024 - 2027</b> | <b>FY 2028 - 2033</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$2,367,100           | \$268,900             |
| Interior Architecture | \$260,500             | \$3,876,300           |
| Electrical            |                       | \$2,287,000           |
| Mechanical            |                       | \$663,400             |
| Site Enclosure        | \$333,400             |                       |
| <b>Total</b>          | <b>\$2,961,000</b>    | <b>\$7,095,600</b>    |
| Importance Code A     | \$2,367,100           | \$458,800             |
| Importance Code B     | \$165,200             | \$6,636,800           |
| Importance Code C     | \$428,700             |                       |
| <b>Total</b>          | <b>\$2,961,000</b>    | <b>\$7,095,600</b>    |

| <b>EXPENSE</b>        | <b>FY 2024</b>   | <b>FY 2025</b>  | <b>FY 2026</b>  | <b>FY 2027</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$145,400        | \$12,200        |                 |                 |
| Interior Architecture | \$233,300        |                 | \$8,100         | \$11,100        |
| Electrical            | \$19,900         | \$37,900        | \$22,200        | \$23,400        |
| Mechanical            | \$36,700         | \$14,100        | \$30,700        | \$13,300        |
| Site Enclosure        | \$1,300          |                 |                 |                 |
| Site Pavements        | \$13,700         |                 |                 |                 |
| Elevators/Escalators  | \$7,900          | \$7,900         | \$7,900         | \$7,900         |
| <b>Total</b>          | <b>\$458,200</b> | <b>\$72,000</b> | <b>\$68,900</b> | <b>\$55,800</b> |
| Importance Code A     | \$151,600        | \$18,400        | \$6,200         | \$6,500         |
| Importance Code B     | \$196,300        | \$53,600        | \$62,700        | \$49,200        |
| Importance Code C     | \$110,300        |                 |                 |                 |
| <b>Total</b>          | <b>\$458,200</b> | <b>\$72,000</b> | <b>\$68,900</b> | <b>\$55,800</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**ADMIN. FOR CHILDREN'S SERVICES - 068**  
**CROSSROADS JUVENILE DETENTION CENTER**

**Asset # : 4382**

| <b>Architecture</b>          |   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                 |
|------------------------------|---|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b> | <b>% of Total</b>   | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority</b> |
| <b>Exterior</b>              |   |                          |                       |                           |                       |                    |                       |                 |
| <b>Exterior Walls</b>        |   |                          |                       |                           |                       |                    |                       |                 |
| Cast Stone/Terra Cotta       | 10%   | 0-2                      | \$45,300              | LIFE                      | * *                   | 5                  | \$91,000              |                 |
|                              | <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>      |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Location : Throughout</i>  |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Staining/Discoloring, Extent : Moderate, Area Affected : 15%</i> |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Location : Throughout</i>  |                          |                       |                           |                       |                    |                       |                 |
| Masonry: Brick               | 80%   | Now                      | \$149,900             | LIFE                      | * *                   | 5                  | \$93,200              |                 |
|                              | <i>Horizontal Cracks, Extent : Moderate, Area Affected : 5%</i>     |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Location : Throughout</i>  |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Vertical Cracks, Extent : Severe, Area Affected : 5%</i>         |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Location : Throughout</i>  |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>    |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Location : Gymnasium Clerestory</i>                              |                          |                       |                           |                       |                    |                       |                 |
| Metal Panel                  | 5%  | Now                      | \$7,500               | 2052                      | * *                   | 5                  | \$10,900              |                 |
|                              | <i>Deformed/Dented, Extent : Light, Area Affected : 10%</i>         |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Location : Throughout</i>  |                          |                       |                           |                       |                    |                       |                 |
| Metal: Cage/Fence            | 5%  | Now                      | \$32,600              | 2045                      | * *                   | 5                  | \$12,700              |                 |
|                              | <i>Corrosion/Rusting, Extent : Light, Area Affected : 10%</i>       |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Location : Throughout</i>  |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Deformed/Dented, Extent : Light, Area Affected : 20%</i>         |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Location : Throughout</i>  |                          |                       |                           |                       |                    |                       |                 |
| <b>Windows</b>               |   |                          |                       |                           |                       |                    |                       |                 |
| Metal/Detention Type         | 100%  | Now                      | \$1,830,500           | 2042                      | * *                   | 5                  | \$31,500              |                 |
|                              | <i>Deteriorated Finish, Extent : Moderate, Area Affected : 60%</i>  |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Location : Throughout</i>  |                          |                       |                           |                       |                    |                       |                 |
| <b>Parapets</b>              |   |                          |                       |                           |                       |                    |                       |                 |
| Cast Stone/Terra Cotta       | 75%   |                          |                       | LIFE                      | * *                   | 5                  | \$84,800              |                 |
| Metal Rail                   | 15%   | 4+                       | \$7,200               | 2037                      | * *                   | 5                  | \$15,500              |                 |
|                              | <i>Corrosion/Rusting, Extent : Light, Area Affected : 10%</i>       |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Location : Throughout</i>  |                          |                       |                           |                       |                    |                       |                 |
| Pre-Cast Concrete            | 10%   | 0-2                      | \$5,800               | LIFE                      | * *                   | 5                  | \$9,200               |                 |
|                              | <i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>    |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Location : Gymnasium</i>   |                          |                       |                           |                       |                    |                       |                 |

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**ADMIN. FOR CHILDREN'S SERVICES - 068**  
**CROSSROADS JUVENILE DETENTION CENTER**

**Asset # : 4382**

| <b>Architecture</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                 |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                       | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority</b> |
| <b>Exterior</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Roof</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Metal Panel  | 30%               | Now                      | \$114,000             | 2045                      | * *                   |                    |                       |                 |
| <i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Gymnasium</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>       |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Gymnasium</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Standing Seam Metal Roof</i>                      |                   |                          |                       |                           |                       |                    |                       |                 |
| Metal Panel  | 5%                |                          |                       | 2045                      | * *                   | 10                 | \$12,200              |                 |
| <i>Corrosion/Rusting, Extent : Light, Area Affected : 10%</i>      |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>                                       |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>     |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Above Balconies</i>                                  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Metal Cage Roof</i>                               |                   |                          |                       |                           |                       |                    |                       |                 |
| Single Ply Membrane  | 17%               | 2-4                      | \$45,400              | 2037                      | * *                   |                    |                       |                 |
| <i>Ponding, Extent : Light, Area Affected : 10%</i>                |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>                                       |                   |                          |                       |                           |                       |                    |                       |                 |
| Single Ply Membrane  | 43%               |                          |                       | 2037                      | * *                   | 10                 | \$57,400              |                 |
| Skylight, Plastic  | 5%                | 4+                       | \$215,300             | 2037                      | * *                   | 1                  |                       |                 |
| <i>Glazing Clouded, Extent : Moderate, Area Affected : 100%</i>    |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>                                       |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Soffits</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Alum/Vinyl Siding  | 40%               |                          |                       | 2052                      | * *                   | 10                 | \$100                 |                 |
| Cast in Place Concrete   | 60%               | 4+                       | \$1,600               | LIFE                      | * *                   | 5                  | \$2,700               |                 |
| <i>Paint Peeling, Extent : Light, Area Affected : 15%</i>          |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Child Admissions</i>                                 |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Interior</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Floors</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Cast in Place Concrete   | 10%               | 0-2                      | \$26,900              | LIFE                      | * *                   | 5                  | \$35,400              |                 |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Basement</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Ceramic Tile   | 20%               | 0-2                      | \$89,200              | 2041                      | * *                   | 5                  | \$16,200              |                 |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>                                       |                   |                          |                       |                           |                       |                    |                       |                 |
| Quarry Tile  | 5%                | 0-2                      | \$29,100              | 2037                      | * *                   | 5                  | \$6,100               |                 |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>     |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Lobby And Kitchen</i>                                |                   |                          |                       |                           |                       |                    |                       |                 |
| Sheet Vinyl/Rubber   | 10%               | 2-4                      | \$20,700              | 2032                      | \$1,034,600           | 5                  | \$12,100              |                 |
| <i>Worn/Eroded, Extent : Light, Area Affected : 10%</i>            |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>                                       |                   |                          |                       |                           |                       |                    |                       |                 |
| Traffic Topping  | 10%               |                          |                       | 2032                      | \$754,600             | 5                  | \$20,200              |                 |
| Vinyl Tile   | 5%                | Now                      | \$21,800              | 2032                      | \$218,400             | 3                  | \$3,000               |                 |
| <i>Broken/Missing Elements, Extent : Light, Area Affected : 5%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Basement</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Basemnet, Corridors, And Kitchen Loading Dock</i>    |                   |                          |                       |                           |                       |                    |                       |                 |
| Vinyl Tile   | 40%               |                          |                       | 2032                      | \$1,747,300           | 3                  | \$24,300              |                 |

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**ADMIN. FOR CHILDREN'S SERVICES - 068**  
**CROSSROADS JUVENILE DETENTION CENTER**

**Asset # : 4382**

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Interior  |            |                   |                |                    |                |             |                |          |
| Interior Walls  |            |                   |                |                    |                |             |                |          |
| Cast in Place Concrete  | 5%         |                   |                | LIFE               | **             |             |                |          |
| Ceramic Tile  | 5%         | Now               | \$34,900       | 2041               | **             | 5           | \$3,200        |          |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 30%</i>      |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>  |            |                   |                |                    |                |             |                |          |
| Concrete Masonry Unit   | 40%        | 0-2               | \$95,300       | LIFE               | **             | 5           | \$20,800       |          |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>      |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>  |            |                   |                |                    |                |             |                |          |
| Glass: Single Pane  | 5%         | 4+                | \$38,500       | LIFE               | **             | 5           | \$4,900        |          |
| <i>Glazing Broken/Cracked, Extent : Light, Area Affected : 20%</i>  |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>  |            |                   |                |                    |                |             |                |          |
| Gypsum Board  | 40%        | Now               | \$14,200       | LIFE               | **             | 5           | \$31,200       |          |
| <i>Punct/Tear/Impact Damage, Extent : Light, Area Affected : 2%</i> |            |                   |                |                    |                |             |                |          |
| <i>Location : Child Admissions</i>                                  |            |                   |                |                    |                |             |                |          |
| Plaster   | 5%         | Now               | \$7,700        | LIFE               | **             | 5           | \$1,900        |          |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>   |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout Bathrooms</i>                              |            |                   |                |                    |                |             |                |          |
| <i>Explanation : Epoxy Finish</i>                                   |            |                   |                |                    |                |             |                |          |
| Ceilings  |            |                   |                |                    |                |             |                |          |
| AcousTileConcealSpLn  | 5%         | 4+                | \$6,400        | 2045               | **             | 5           | \$5,100        |          |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>      |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>  |            |                   |                |                    |                |             |                |          |
| Exposed Struc: Concrete   | 10%        |                   |                | LIFE               | **             | 5           | \$2,500        |          |
| Exposed Struc: Steel  | 10%        | Now               | \$76,000       | LIFE               | **             |             |                |          |
| <i>Water Penetration, Extent : Light, Area Affected : 20%</i>       |            |                   |                |                    |                |             |                |          |
| <i>Location : Gymnasium</i>   |            |                   |                |                    |                |             |                |          |
| Gypsum Board  | 60%        | 0-2               | \$33,200       | LIFE               | **             | 5           | \$121,400      |          |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>    |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>  |            |                   |                |                    |                |             |                |          |
| <i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>    |            |                   |                |                    |                |             |                |          |
| <i>Location : 1st Floor Sprinkler Holes</i>                         |            |                   |                |                    |                |             |                |          |
| Metal Panel   | 15%        |                   |                | LIFE               | **             | 5           | \$30,400       |          |
| Site Enclosure  |            |                   |                |                    |                |             |                |          |
| Fence/Gates   |            |                   |                |                    |                |             |                |          |
| Chain Link  | 60%        |                   |                | 2052               | **             |             |                |          |
| Iron Picket   | 25%        |                   |                | 2067               | **             |             |                |          |
| Metal Panel   | 15%        | 4+                | \$1,300        | LIFE               | **             |             |                |          |
| <i>Corrosion/Rusting, Extent : Light, Area Affected : 5%</i>        |            |                   |                |                    |                |             |                |          |
| <i>Location : Metal Panel Gates</i>                                 |            |                   |                |                    |                |             |                |          |

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**ADMIN. FOR CHILDREN'S SERVICES - 068**  
**CROSSROADS JUVENILE DETENTION CENTER**

**Asset # : 4382**

| <b>Architecture</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                      | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| Site Enclosure  |                   |                          |                       |                           |                       |                    |                       |                 |
| Free Standing Walls   |                   |                          |                       |                           |                       |                    |                       |                 |
| Concrete Masonry Unit   | 60%               | 4+                       | \$112,600             | 2042                      |                       | **                 |                       |                 |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>     |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Interior Face Of Perimeter Wall</i>                 |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Joint Mortar Miss/Erod, Extent : Light, Area Affected : 5%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Interior Face Of Perimeter Wall</i>                 |                   |                          |                       |                           |                       |                    |                       |                 |
| Masonry: Brick  | 40%               | Now                      | \$220,800             | 2042                      |                       | **                 |                       |                 |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : NYPD Gate Entry</i>                                 |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Other Observation, Extent : Moderate, Area Affected : 15%</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout Exterior Wall</i>                        |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Efflorescence</i>                                |                   |                          |                       |                           |                       |                    |                       |                 |
| Site Pavements  |                   |                          |                       |                           |                       |                    |                       |                 |
| Public Sidewalk   |                   |                          |                       |                           |                       |                    |                       |                 |
| Cast in Place Concrete  | 100%              |                          |                       | 2037                      |                       | **                 |                       |                 |
| Parking/Driveway  |                   |                          |                       |                           |                       |                    |                       |                 |
| Asphalt   | 100%              | Now                      | \$13,700              | 2041                      |                       | **                 |                       |                 |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>     |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Driveway, Loading Dock And Parking Lot</i>          |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Potholes, Extent : Light, Area Affected : 5%</i>               |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Loading Dock</i>                                    |                   |                          |                       |                           |                       |                    |                       |                 |
| Activity Yard   |                   |                          |                       |                           |                       |                    |                       |                 |
| Cast in Place Concrete  | 50%               |                          |                       | 2045                      |                       | **                 |                       |                 |
| Pavers/Stone  | 50%               |                          |                       | 2041                      |                       | **                 |                       |                 |

| <b>Electrical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>  | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| Under 600 Volts   |                   |                          |                       |                           |                       |                    |                       |                 |
| Service Equipment   |                   |                          |                       |                           |                       |                    |                       |                 |
| Air Circuit Breaker   | 100%              |                          |                       | 2042                      |                       | **                 | \$700                 |                 |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>                          |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Electrical Room</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Two Main Service Disconnect Switches Rated At 4000 Amperes Each.</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| Switchgear / Switchboard  |                   |                          |                       |                           |                       |                    |                       |                 |
| Molded Case Bkrs  | 100%              |                          |                       | 2042                      |                       | **                 | \$3,300               |                 |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>                          |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Electrical Room</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Four Vertical Sections</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Raceway   |                   |                          |                       |                           |                       |                    |                       |                 |
| Conduit   | 100%              |                          |                       | 2042                      |                       | **                 |                       | 1               |
| Panelboards   |                   |                          |                       |                           |                       |                    |                       |                 |
| Fused Disc Sw   | 5%                |                          |                       | 2040                      |                       | **                 | \$100                 |                 |
| Molded Case Bkrs  | 95%               |                          |                       | 2040                      |                       | **                 | \$3,100               |                 |
| Wiring  |                   |                          |                       |                           |                       |                    |                       |                 |
| Thermoplastic   | 100%              |                          |                       | 2042                      |                       | **                 |                       | 1               |

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**ADMIN. FOR CHILDREN'S SERVICES - 068**  
**CROSSROADS JUVENILE DETENTION CENTER**

**Asset # : 4382**

| System<br>Component<br>Type | Current Repair |                      |                | Future Replacement   |                | Maintenance    |                | Priority |
|-----------------------------|----------------|----------------------|----------------|--|----------------|----------------|----------------|----------|
|                             | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY   | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost |          |
| <b>Electrical</b>           |                |                      |                |  |                |                |                |          |
| Under 600 Volts             |                |                      |                |  |                |                |                |          |
| Motor Controllers           |                |                      |                |  |                |                |                |          |
| Locally Mounted             | 10%            |                      |                | 2037   | **             | 5              | \$100          |          |
| Motor Control Center        | 90%            |                      |                | 2037   | **             | 5              | \$3,100        |          |
| Ground                      |                |                      |                |  |                |                |                |          |
| Grounding Devices           |                |                      |                |  |                |                |                |          |
| Generic                     | 100%           |                      |                | LIFE   | **             | 5              | \$1,800        |          |
| Stand-by Power              |                |                      |                |  |                |                |                |          |
| Transfer Switches           |                |                      |                |  |                |                |                |          |
| Automatic                   | 100%           |                      |                | 2037   | **             | 1              | \$38,500       |          |
| Generators                  |                |                      |                |  |                |                |                |          |
| Diesel                      | 100%           |                      |                | 2035   | **             | 1              | \$48,400       |          |
|                             |                |                      |                | <i>Other Observation, Extent : N/A, Area Affected : 100%</i>     |                |                |                |          |
|                             |                |                      |                | <i>Location : Generator Room</i>                                 |                |                |                |          |
|                             |                |                      |                | <i>Explanation : Emergency Generator Rated At 1250 Kilowatts</i> |                |                |                |          |
| Batteries                   |                |                      |                |  |                |                |                |          |
| Nickel Cadmium              | 100%           |                      |                | 2025   | \$2,400        | 5              | \$27,900       |          |
| Fuel Storage                |                |                      |                |  |                |                |                |          |
| Main Tank                   | 100%           |                      |                | 2047   | **             | 5              |                |          |
|                             |                |                      |                | <i>Other Observation, Extent : N/A, Area Affected : 100%</i>     |                |                |                |          |
|                             |                |                      |                | <i>Location : Generator Room</i>                                 |                |                |                |          |
|                             |                |                      |                | <i>Explanation : 275 Gallons Rated Capacity</i>                  |                |                |                |          |
| Lighting                    |                |                      |                |  |                |                |                |          |
| Interior Lighting           |                |                      |                |  |                |                |                |          |
| Fluorescent                 | 50%            |                      |                | 2032   | \$928,700      | 10             | \$57,300       |          |
|                             |                |                      |                | <i>Other Observation, Extent : N/A, Area Affected : 100%</i>     |                |                |                |          |
|                             |                |                      |                | <i>Location : Hallways, Lobby, Inmates Rooms</i>                 |                |                |                |          |
|                             |                |                      |                | <i>Explanation : Compact Fluorescent Lights</i>                  |                |                |                |          |
| Fluorescent                 | 10%            |                      |                | 2032   | \$185,700      | 10             | \$11,500       |          |
|                             |                |                      |                | <i>Other Observation, Extent : N/A, Area Affected : 100%</i>     |                |                |                |          |
|                             |                |                      |                | <i>Location : Offices</i>  |                |                |                |          |
|                             |                |                      |                | <i>Explanation : T-5 Lamps</i>                                   |                |                |                |          |
| Fluorescent                 | 40%            |                      |                | 2032   | \$743,000      | 10             | \$45,900       |          |
|                             |                |                      |                | <i>Other Observation, Extent : N/A, Area Affected : 100%</i>     |                |                |                |          |
|                             |                |                      |                | <i>Location : Basement</i>                                       |                |                |                |          |
|                             |                |                      |                | <i>Explanation : T-8 Lamps</i>                                   |                |                |                |          |
| Egress Lighting             |                |                      |                |  |                |                |                |          |
| Emergency, Service          | 50%            |                      |                | 2032   | \$37,600       | 1              |                |          |
| Exit, LED                   | 50%            |                      |                | 2047   | **             | 1              |                |          |
| Exterior Lighting           |                |                      |                |  |                |                |                |          |
| LED                         | 30%            |                      |                | 2040   | **             |                |                |          |
| No Component                | 70%            |                      |                |  |                |                |                |          |

Alarm

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**ADMIN. FOR CHILDREN'S SERVICES - 068  
CROSSROADS JUVENILE DETENTION CENTER**

**Asset # : 4382**

| System<br>Component<br>Type | Current Repair |                      |                | Future Replacement |                | Maintenance    |                | Priority |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|----------|
|                             | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost |          |

Alarm

Security System

No Component

10%

Generic

90%

2040

\*\*

1

\$42,000

*Other Observation, Extent : N/A, Area Affected : 100%*

*Location : Lobby, Hallways, Inmates Room, Outside Perimeter*

*Explanation : CCTV Surveillance Cameras*

Fire/Smoke Detection

Generic, Analog

100%

2032

\$314,900

1-3

\$77,000

*Other Observation, Extent : N/A, Area Affected : 100%*

*Location : Throughout The Building*

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

| System<br>Component<br>Type | Current Repair |                      |                | Future Replacement |                | Maintenance    |                | Priority |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|----------|
|                             | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost |          |

Heating

Energy Source

Natural Gas

80%

2052

\*\*

1

Interruptible Gas/Dual

20%

2052

\*\*

1

Fuel

Conversion Equipment

Furnace

50%

2032

\$189,900

1

\$30,900

*Other Observation, Extent : N/A, Area Affected : 100%*

*Location : Roof*

*Explanation : 12 Rooftop Package Units*

Furnace

30%

2040

\*\*

1

\$18,500

*Other Observation, Extent : N/A, Area Affected : 100%*

*Location : Roof*

*Explanation : 5 Rooftop Package Units*

Hot Water Boiler

20%

2037

\*\*

1

\$12,400

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

*Location : Basement*

*Explanation : 2 Dual Fuel Hot Water Boilers. No.1 Unit Has Scheduled To Be Replaced.*

Distribution

Hot Wtr Piping/Pump

20%

2040

\*\*

4

\$1,800

No Component

80%

Terminal Devices

Convactor/Radiator

15%

2037

\*\*

1

\$6,100

Unit Heater - Steam

5%

2032

\$34,700

4

\$900

No Component

80%

Air Conditioning

Energy Source

Electricity

100%

2048

\*\*

1

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**ADMIN. FOR CHILDREN'S SERVICES - 068**  
**CROSSROADS JUVENILE DETENTION CENTER**

**Asset # : 4382**

| <b>Mechanical</b>              |   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|--------------------------------|---|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>   | <b>% of Total</b>   | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Air Conditioning</b>        |   |                          |                       |                           |                       |                    |                       |                 |
| <b>Conversion Equipment</b>    |   |                          |                       |                           |                       |                    |                       |                 |
| Ext Pkg Unit - Heating/Cooling | 15%   | 0-2                      | \$15,400              | 2032                      | \$307,700             | 2                  | \$900                 |                 |
|                                | <i>Other Observation, Extent : Moderate, Area Affected : 50%</i>  |                          |                       |                           |                       |                    |                       |                 |
|                                | <i>Location : Roof</i>  |                          |                       |                           |                       |                    |                       |                 |
|                                | <i>Explanation : R-22 Refrigerant. Inefficient And Defective Units.</i>   |                          |                       |                           |                       |                    |                       |                 |
| Ext Pkg Unit - Heating/Cooling | 65%   |                          |                       | 2040                      | **                    | 2                  | \$5,000               |                 |
|                                | <i>Other Observation, Extent : N/A, Area Affected : 100%</i>  |                          |                       |                           |                       |                    |                       |                 |
|                                | <i>Location : Roof</i>  |                          |                       |                           |                       |                    |                       |                 |
|                                | <i>Explanation : R-410a</i>   |                          |                       |                           |                       |                    |                       |                 |
| No Component                   | 20%   |                          |                       |                           |                       |                    |                       |                 |
| <b>Ventilation</b>             |   |                          |                       |                           |                       |                    |                       |                 |
| <b>Distribution</b>            |   |                          |                       |                           |                       |                    |                       |                 |
| Ductwork/Diffusers             | 100%  |                          |                       | LIFE                      | **                    | 2-5                | \$69,700              |                 |
| <b>Exhaust Fans</b>            |   |                          |                       |                           |                       |                    |                       |                 |
| Roof                           | 20%   | Now                      | \$4,700               | 2032                      | \$47,400              | 2                  | \$600                 |                 |
|                                | <i>Not in Service, Extent : Severe, Area Affected : 20%</i>   |                          |                       |                           |                       |                    |                       |                 |
|                                | <i>Location : Roof</i>  |                          |                       |                           |                       |                    |                       |                 |
|                                | <i>Other Observation, Extent : Severe, Area Affected : 70%</i>  |                          |                       |                           |                       |                    |                       |                 |
|                                | <i>Location : Roof</i>  |                          |                       |                           |                       |                    |                       |                 |
|                                | <i>Explanation : Urgent Exhaust Fans Repair Is Required Since Building Is Enclosed, Air Ventilation Relies On Exhaust Fans.</i> |                          |                       |                           |                       |                    |                       |                 |
| Roof                           | 30%   |                          |                       | 2040                      | **                    | 2                  | \$1,200               |                 |
| Roof                           | 50%   |                          |                       | 2032                      | \$118,400             | 2                  | \$1,900               |                 |
| <b>Plumbing</b>                |   |                          |                       |                           |                       |                    |                       |                 |
| <b>H/C Water Piping</b>        |   |                          |                       |                           |                       |                    |                       |                 |
| Brass/Copper                   | 100%  |                          |                       | 2042                      | **                    | 1                  |                       |                 |
| <b>Water Heater With Tanks</b> |   |                          |                       |                           |                       |                    |                       |                 |
| Gas Fired                      | 100%  |                          |                       | 2030                      | \$16,700              | 2                  |                       |                 |
| <b>Sanitary Piping</b>         |   |                          |                       |                           |                       |                    |                       |                 |
| Cast Iron                      | 100%  |                          |                       | LIFE                      | **                    | 1                  |                       |                 |
| <b>Storm Drain Piping</b>      |   |                          |                       |                           |                       |                    |                       |                 |
| Cast Iron                      | 100%  |                          |                       | LIFE                      | **                    | 1                  |                       |                 |
| <b>Sump Pump(s)</b>            |   |                          |                       |                           |                       |                    |                       |                 |
| Submersible                    | 100%  |                          |                       | 2026                      | \$3,800               | 4                  | \$2,600               |                 |
| <b>Sewage Ejector(s)</b>       |   |                          |                       |                           |                       |                    |                       |                 |
| Electric                       | 100%  |                          |                       | 2037                      | **                    | 4                  | \$7,500               |                 |
| <b>Fixtures</b>                |   |                          |                       |                           |                       |                    |                       |                 |
| Generic                        | 100%  |                          |                       |                           |                       |                    |                       |                 |
| <b>Vertical Transport</b>      |   |                          |                       |                           |                       |                    |                       |                 |
| <b>Elevators</b>               |   |                          |                       |                           |                       |                    |                       |                 |
| Hydraulic                      | 100%  |                          |                       | LIFE                      | **                    |                    |                       |                 |
|                                | <i>Other Observation, Extent : N/A, Area Affected : 100%</i>  |                          |                       |                           |                       |                    |                       |                 |
|                                | <i>Location : 1 Freight Unit From Basement To 3rd Floor, 1 Passenger Unit From 1st To 3rd Floor</i>                             |                          |                       |                           |                       |                    |                       |                 |
|                                | <i>Explanation : Two Units</i>  |                          |                       |                           |                       |                    |                       |                 |

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**ADMIN. FOR CHILDREN'S SERVICES - 068  
CROSSROADS JUVENILE DETENTION CENTER**

**Asset # : 4382**

| <b>Mechanical</b>  |                       | <b>Current Repair</b> |                          | <b>Future Replacement</b> |                | <b>Maintenance</b>    |                    | <b>Priority</b>       |
|--|-----------------------|-----------------------|--------------------------|---------------------------|----------------|-----------------------|--------------------|-----------------------|
| <b>System</b>  | <b>Component Type</b> | <b>% of Total</b>     | <b>Fail Date (Years)</b> | <b>Estimated Cost</b>     | <b>Year FY</b> | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |
| Fire Suppression   | Sprinkler             |                       |                          |                           |                |                       |                    |                       |
|  | Generic               | 100%                  |                          |                           | 2042           | * *                   | 1-2                | \$35,000              |
| Fire Pump  | Generic               | 100%                  |                          |                           | 2035           | * *                   | 1                  | \$23,300              |
| Chemical System  | No Component          | 98%                   |                          |                           |                |                       |                    |                       |
|  | Generic               | 2%                    |                          |                           | 2027           | \$1,600               | 1-3                | \$1,600               |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i> |                       |                       |                          |                           |                |                       |                    |                       |
| <i>Location : Kitchen</i>                                    |                       |                       |                          |                           |                |                       |                    |                       |
| <i>Explanation : 2 Sets</i>                                  |                       |                       |                          |                           |                |                       |                    |                       |

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

Print Date : 14-Oct-2022

**ADMIN. FOR CHILDREN'S SERVICES - FY 2023**

**Asset Name** : HORIZON JUVENILE DETENTION CENTER  
**Address** : 560 BROOK AVENUE @WESTCHESTER AVE.  
**Borough** : BRONX **Agency's Number** : N/A  
**Program / Asset #** : DJJ0003.000 / 4383 **Yr Built/Renovated** : 1997 /  
**Area Sq Ft** : 100,204 **Project Type** : CHILDREN'S SERVICES  
**Date of Survey** : 05-Mar-2020 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2  
**Block** : 2276 **Lot** : 1 **BIN** : 2000133

| <b>CAPITAL</b>        | <b>FY 2024 - 2027</b> | <b>FY 2028 - 2033</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$462,500             | \$285,100             |
| Interior Architecture | \$75,900              | \$141,500             |
| Electrical            |                       | \$1,803,100           |
| Mechanical            | \$238,100             | \$1,857,200           |
| <b>Total</b>          | <b>\$776,600</b>      | <b>\$4,087,000</b>    |
| Importance Code A     | \$524,900             | \$437,300             |
| Importance Code B     | \$251,700             | \$3,649,600           |
| <b>Total</b>          | <b>\$776,600</b>      | <b>\$4,087,000</b>    |

| <b>EXPENSE</b>        | <b>FY 2024</b>   | <b>FY 2025</b>  | <b>FY 2026</b>  | <b>FY 2027</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$73,400         |                 | \$35,500        |                 |
| Interior Architecture | \$47,000         |                 |                 | \$4,700         |
| Electrical            | \$15,300         | \$10,300        | \$12,500        | \$9,800         |
| Mechanical            | \$18,100         | \$22,900        | \$33,500        | \$28,500        |
| Site Pavements        | \$30,800         |                 |                 |                 |
| Elevators/Escalators  | \$7,900          | \$7,900         | \$7,900         | \$7,900         |
| <b>Total</b>          | <b>\$192,400</b> | <b>\$41,200</b> | <b>\$89,400</b> | <b>\$50,800</b> |
| Importance Code A     | \$77,800         | \$5,000         | \$40,800        | \$5,000         |
| Importance Code B     | \$80,300         | \$36,200        | \$48,700        | \$45,900        |
| Importance Code C     | \$34,200         |                 |                 |                 |
| <b>Total</b>          | <b>\$192,400</b> | <b>\$41,200</b> | <b>\$89,400</b> | <b>\$50,800</b> |



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

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

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**ADMIN. FOR CHILDREN'S SERVICES - 068**  
**HORIZON JUVENILE DETENTION CENTER**  
**Asset # : 4383**

| <b>Architecture</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                 |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>  | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority</b> |
| Exterior  |                   |                          |                       |                           |                       |                    |                       |                 |
| Exterior Walls  |                   |                          |                       |                           |                       |                    |                       |                 |
| Masonry: Brick Cavity   | 65%               |                          |                       | LIFE                      | **                    | 5                  | \$61,300              |                 |
| Metal Sect. OHD   | 5%                |                          |                       | 2044                      | **                    | 5                  | \$14,700              |                 |
| Metal: Cage/Fence   | 4%                |                          |                       | 2044                      | **                    | 5                  | \$16,500              |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>          |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Perimeter Balconies</i>                                   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Perforated Panels</i>                                  |                   |                          |                       |                           |                       |                    |                       |                 |
| Metal: Cage/Fence   | 1%                |                          |                       | 2036                      | **                    | 5                  | \$4,100               |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>          |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : South Facade</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Enclosed Sally Port</i>                                |                   |                          |                       |                           |                       |                    |                       |                 |
| Pre-Cast Concrete   | 20%               | 0-2                      | \$26,700              | LIFE                      | **                    | 5                  | \$61,300              |                 |
| <i>Staining/Discoloring, Extent : Moderate, Area Affected : 10%</i>     |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Window Wall   | 5%                |                          |                       | 2051                      | **                    | 5                  | \$17,700              |                 |
| Windows   |                   |                          |                       |                           |                       |                    |                       |                 |
| Metal/Detention Type  | 98%               | 0-2                      | \$462,500             | 2051                      | **                    | 5                  | \$23,900              |                 |
| <i>Other Observation, Extent : Light, Area Affected : 50%</i>           |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Plexi Replaced On First Floor Only</i>                    |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Steel Frames With High Strength Plexiglass Glazing</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| Metal Louvers   | 2%                |                          |                       | 2034                      | **                    | 10                 | \$1,700               |                 |
| Parapets  |                   |                          |                       |                           |                       |                    |                       |                 |
| Masonry: Brick  | 10%               | Now                      | \$4,000               | LIFE                      | **                    | 5                  | \$1,600               |                 |
| <i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Staff Terrace</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Water Penetration, Extent : Severe, Area Affected : 10%</i>          |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : At Staff Terrace Into Hall Below</i>                      |                   |                          |                       |                           |                       |                    |                       |                 |
| Metal: Cage/Fence   | 10%               | 4+                       | \$1,900               | 2044                      | **                    | 5                  | \$5,300               |                 |
| <i>Corrosion/Rusting, Extent : Light, Area Affected : 15%</i>           |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Pitch Pockets</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Pre-Cast Concrete   | 80%               |                          |                       | LIFE                      | **                    | 5                  | \$82,000              |                 |

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**ADMIN. FOR CHILDREN'S SERVICES - 068**  
**HORIZON JUVENILE DETENTION CENTER**  
**Asset # : 4383**

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |          |
| Exterior  |            |                   |                |                    |                |             |                |          |
| Roof  |            |                   |                |                    |                |             |                |          |
| Cast in Place Concrete  | 5%         |                   |                | LIFE               | **             |             |                |          |
| Metal, Corrugated   | 20%        |                   |                | 2044               | **             | 1           |                |          |
| <i>Recent Repair Evident, Extent : N/A, Area Affected : 100%</i>  |            |                   |                |                    |                |             |                |          |
| <i>Location : Roof</i>  |            |                   |                |                    |                |             |                |          |
| Metal Panel   | 10%        |                   |                | 2036               | **             | 10          | \$24,600       |          |
| <i>Corrosion/Rusting, Extent : Light, Area Affected : 5%</i>      |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                      |            |                   |                |                    |                |             |                |          |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |            |                   |                |                    |                |             |                |          |
| <i>Location : Above Balconies</i>                                 |            |                   |                |                    |                |             |                |          |
| <i>Explanation : Perforated Metal Screens</i>                     |            |                   |                |                    |                |             |                |          |
| Modified Bitumen  | 60%        |                   |                | 2039               | **             | 10          | \$80,600       |          |
| <i>Recent Installation, Extent : N/A, Area Affected : 100%</i>    |            |                   |                |                    |                |             |                |          |
| <i>Location : Main Roof</i>                                       |            |                   |                |                    |                |             |                |          |
| Skylight, Plastic   | 5%         |                   |                | 2048               | **             | 1           |                |          |
| <i>Recent Replace Evident, Extent : N/A, Area Affected : 100%</i> |            |                   |                |                    |                |             |                |          |
| <i>Location : Roof</i>  |            |                   |                |                    |                |             |                |          |
| Soffits   |            |                   |                |                    |                |             |                |          |
| Stucco Cement   | 100%       |                   |                | 2044               | **             | 5           | \$46,800       |          |
| Interior  |            |                   |                |                    |                |             |                |          |
| Floors  |            |                   |                |                    |                |             |                |          |
| Cast in Place Concrete  | 3%         |                   |                | LIFE               | **             | 5           | \$9,800        |          |
| Ceramic Tile  | 25%        |                   |                | 2044               | **             | 5           | \$37,500       |          |
| Panel/Paver: Cer/Brk  | 45%        |                   |                | 2047               | **             | 5           | \$151,900      |          |
| Quarry Tile   | 2%         |                   |                | 2044               | **             | 5           | \$4,500        |          |
| Vinyl Tile  | 25%        |                   |                | 2036               | **             | 3           | \$18,700       |          |
| Interior Walls  |            |                   |                |                    |                |             |                |          |
| Cast in Place Concrete  | 5%         |                   |                | LIFE               | **             |             |                |          |
| Ceramic Tile  | 5%         |                   |                | 2044               | **             | 5           | \$7,000        |          |
| <i>Recent Replace Evident, Extent : N/A, Area Affected : 100%</i> |            |                   |                |                    |                |             |                |          |
| <i>Location : Bathrooms, Toilets</i>                              |            |                   |                |                    |                |             |                |          |
| Concrete Masonry Unit   | 25%        |                   |                | LIFE               | **             | 5           | \$14,000       |          |
| Glass: Special Gauge  | 10%        |                   |                | LIFE               | **             | 1           |                |          |
| Gypsum Board  | 55%        |                   |                | LIFE               | **             | 5           | \$46,100       |          |
| Ceilings  |            |                   |                |                    |                |             |                |          |
| AcousTileConcealSpLn  | 15%        |                   |                | 2044               | **             | 5           | \$28,100       |          |
| AcousTileSusp.Lay-In  | 5%         |                   |                | 2044               | **             | 5           | \$7,500        |          |
| Exposed Struc: Concrete   | 20%        |                   |                | LIFE               | **             | 5           | \$4,700        |          |
| Exposed Struc: Steel  | 10%        |                   |                | LIFE               | **             |             |                |          |
| Gypsum Board  | 35%        |                   |                | LIFE               | **             | 5           | \$65,600       |          |
| Metal Panel   | 15%        |                   |                | LIFE               | **             | 5           | \$28,100       |          |
| Site Enclosure  |            |                   |                |                    |                |             |                |          |
| Fence/Gates   |            |                   |                |                    |                |             |                |          |
| Chain Link  | 50%        |                   |                | 2051               | **             |             |                |          |
| Masonry: Brick  | 50%        |                   |                | 2051               | **             |             |                |          |

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**ADMIN. FOR CHILDREN'S SERVICES - 068**  
**HORIZON JUVENILE DETENTION CENTER**  
**Asset # : 4383**

| <b>Architecture</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                      | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Site Enclosure</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Retaining Walls   |                   |                          |                       |                           |                       |                    |                       |                 |
| Cast in Place Concrete  | 25%               |                          |                       | 2066                      | **                    |                    |                       |                 |
| Concrete Masonry Unit   | 25%               |                          |                       | 2051                      | **                    |                    |                       |                 |
| Masonry: Brick  | 50%               |                          |                       | 2051                      | **                    |                    |                       |                 |
| <b>Site Pavements</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Public Sidewalk   |                   |                          |                       |                           |                       |                    |                       |                 |
| Cast in Place Concrete  | 100%              |                          |                       | 2044                      | **                    |                    |                       |                 |
| <i>Misaligned/Bulging, Extent : Severe, Area Affected : 5%</i>    |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Brook Avenue Near Tree</i>                          |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>On-Site Walkways</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Cast in Place Concrete  | 100%              |                          |                       | 2044                      | **                    |                    |                       |                 |
| <b>Parking/Driveway</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Asphalt   | 100%              | 0-2                      | \$30,800              | 2040                      | **                    |                    |                       |                 |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Driveway And Parking Area</i>                       |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Activity Yard</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Asphalt   | 40%               |                          |                       | 2040                      | **                    |                    |                       |                 |
| Cast in Place Concrete  | 40%               |                          |                       | 2044                      | **                    |                    |                       |                 |
| Under Construction  | 20%               |                          |                       |                           |                       |                    |                       |                 |

| <b>Electrical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                    | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Under 600 Volts</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Service Equipment   |                   |                          |                       |                           |                       |                    |                       |                 |
| Air Circuit Breaker   | 100%              |                          |                       | 2041                      | **                    | 5                  | \$500                 |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Electrical Room</i>                               |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Four 4,000 Ampere Main Disconnect Switches</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Switchgear / Switchboard</b>                                 |                   |                          |                       |                           |                       |                    |                       |                 |
| Molded Case Bkrs  | 100%              |                          |                       | 2041                      | **                    | 5                  | \$2,600               |                 |
| <b>Raceway</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Conduit   | 100%              |                          |                       | 2041                      | **                    | 1                  |                       |                 |
| <b>Panelboards</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Fused Disc Sw   | 10%               |                          |                       | 2039                      | **                    | 5                  | \$200                 |                 |
| Molded Case Bkrs  | 90%               |                          |                       | 2039                      | **                    | 5                  | \$2,400               |                 |
| <b>Wiring</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Thermoplastic   | 100%              |                          |                       | 2041                      | **                    | 1                  |                       |                 |
| <b>Motor Controllers</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Locally Mounted   | 20%               |                          |                       | 2036                      | **                    | 5                  | \$100                 |                 |
| Motor Control Center  | 80%               |                          |                       | 2036                      | **                    | 5                  | \$2,200               |                 |
| <b>Ground</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Grounding Devices   |                   |                          |                       |                           |                       |                    |                       |                 |
| Generic   | 100%              |                          |                       | LIFE                      | **                    | 5                  | \$1,500               |                 |
| <b>Stand-by Power</b>   |                   |                          |                       |                           |                       |                    |                       |                 |

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**ADMIN. FOR CHILDREN'S SERVICES - 068**  
**HORIZON JUVENILE DETENTION CENTER**  
**Asset # : 4383**

| <b>Electrical</b>            |                   | <b>Current Repair</b>  |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|------------------------------|-------------------|--|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail Date (Years)</b>   | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Stand-by Power</b>        |                   |  |                       |                           |                       |                    |                       |                 |
| Transfer Switches            |                   |  |                       |                           |                       |                    |                       |                 |
| Automatic                    | 100%              |  |                       | 2036                      | **                    | 1                  | \$30,800              |                 |
| Generators                   |                   |  |                       |                           |                       |                    |                       |                 |
| Diesel                       | 100%              |  |                       | 2034                      | **                    | 1                  | \$38,800              |                 |
|                              |                   | <i>Other Observation, Extent : Light, Area Affected : 100%</i>         |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Location : Outside</i>  |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Explanation : One 1,200 Kilowatts</i>                               |                       |                           |                       |                    |                       |                 |
| Batteries                    |                   |  |                       |                           |                       |                    |                       |                 |
| Lead/Acid                    | 100%              |  |                       | 2024                      | \$2,400               | 5                  | \$3,700               |                 |
| Fuel Storage                 |                   |  |                       |                           |                       |                    |                       |                 |
| Day Tank                     | 50%               |  |                       | 2039                      | **                    | 5                  |                       |                 |
|                              |                   | <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>      |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Location : Generator Room</i>                                       |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Explanation : One 275 Gallons</i>                                   |                       |                           |                       |                    |                       |                 |
| Main Tank                    | 50%               |  |                       | 2046                      | **                    | 5                  |                       |                 |
|                              |                   | <i>Other Observation, Extent : Light, Area Affected : 100%</i>         |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Location : Underground</i>  |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Explanation : One 8,000 Gallons</i>                                 |                       |                           |                       |                    |                       |                 |
| <b>Lighting</b>              |                   |  |                       |                           |                       |                    |                       |                 |
| Interior Lighting            |                   |  |                       |                           |                       |                    |                       |                 |
| Fluorescent                  | 10%               |  |                       | 2031                      | \$148,900             | 10                 | \$9,200               |                 |
|                              |                   | <i>Other Observation, Extent : Light, Area Affected : 100%</i>         |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Location : Hallways</i>   |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Explanation : T-5 Lamps</i>   |                       |                           |                       |                    |                       |                 |
| Fluorescent                  | 70%               |  |                       | 2031                      | \$1,042,300           | 10                 | \$64,300              |                 |
|                              |                   | <i>Other Observation, Extent : Light, Area Affected : 100%</i>         |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Location : Throughout The Building</i>                              |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Explanation : T-8 Lamps</i>   |                       |                           |                       |                    |                       |                 |
| Fluorescent                  | 20%               |  |                       | 2031                      | \$297,800             | 10                 | \$18,400              |                 |
|                              |                   | <i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i> |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Location : Hallways And Dorms</i>                                   |                       |                           |                       |                    |                       |                 |
| Egress Lighting              |                   |  |                       |                           |                       |                    |                       |                 |
| Emergency, Service           | 50%               |  |                       | 2031                      | \$30,100              | 1                  |                       |                 |
| Emergency, Battery           | 10%               |  |                       | 2031                      | \$16,400              | 10                 | \$2,400               |                 |
| Exit, LED                    | 30%               |  |                       | 2046                      | **                    | 1                  |                       |                 |
| Exit, Service                | 10%               |  |                       | 2031                      | \$4,200               | 1                  |                       |                 |
| Exterior Lighting            |                   |  |                       |                           |                       |                    |                       |                 |
| HID                          | 20%               |  |                       | 2031                      | \$91,300              | 10                 | \$100                 |                 |
| No Component                 | 80%               |  |                       |                           |                       |                    |                       |                 |
| <b>Alarm</b>                 |                   |  |                       |                           |                       |                    |                       |                 |

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**ADMIN. FOR CHILDREN'S SERVICES - 068**  
**HORIZON JUVENILE DETENTION CENTER**  
**Asset # : 4383**

| <b>Electrical</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>   | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Alarm</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Security System  |                   |                          |                       |                           |                       |                    |                       |                 |
| No Component   | 70%               |                          |                       |                           |                       |                    |                       |                 |
| Generic  | 20%               |                          |                       | 2031                      | \$36,700              | 1                  | \$7,500               |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Hallways, Dorms Lobby Outside</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : CCTV Surveillance Cameras</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Generic  | 10%               |                          |                       | 2031                      | \$18,400              | 1                  | \$3,700               |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Exit Doors</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Intrusion Alarm</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Fire/Smoke Detection</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| No Component   | 70%               |                          |                       |                           |                       |                    |                       |                 |
| Generic, Digital   | 30%               |                          |                       | 2031                      | \$75,700              | 1-3                | \$18,500              |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout The Building</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Strobe Lights, Alarm Bells, Manual Pull Stations, Horns, Strobe Lights And Fire Alarm Panel</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Mechanical</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
| <b>System Component Type</b>   | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Heating</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Energy Source  |                   |                          |                       |                           |                       |                    |                       |                 |
| Natural Gas  | 50%               |                          |                       | 2051                      | **                    | 1                  |                       |                 |
| Interruptible Gas/Dual Fuel  | 50%               |                          |                       | 2041                      | **                    | 1                  |                       |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Buried In Court Yard</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : One 8,000 Gallon Oil Tank. No. 2 Fuel</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Conversion Equipment</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Furnace  | 50%               |                          |                       | 2031                      | \$152,200             | 1                  | \$24,800              |                 |
| Hot Water Boiler   | 40%               |                          |                       | 2036                      | **                    | 1                  | \$19,800              |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Boiler Room</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : 2 Units</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Hot Water Boiler   | 10%               | 0-2                      | \$62,400              | 2051                      | **                    | 1                  | \$4,500               |                 |
| <i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Basement Boiler Room, Boiler Burner Control Panels Will Not Switch Fuel Source Automatically</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Distribution</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Hot Wtr Piping/Pump  | 100%              |                          |                       | 2047                      | **                    | 4                  | \$4,900               |                 |

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

**ADMIN. FOR CHILDREN'S SERVICES - 068**  
**HORIZON JUVENILE DETENTION CENTER**  
**Asset # : 4383**

| <b>Mechanical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>  | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Heating</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Terminal Devices  |                   |                          |                       |                           |                       |                    |                       |                 |
| Air Handler   | 40%               |                          |                       | 2031                      | \$736,700             | 1                  | \$24,800              |                 |
| Convactor/Radiator  | 20%               | 0-2                      | \$96,000              | 2051                      | **                    | 1                  | \$5,800               |                 |
| <i>Malfunctioning, Extent : Severe, Area Affected : 100%</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout, Defective Building Automation System, Defective Room Thermostats, Defective Climate Control Compressor And Air Dryers</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| Convactor/Radiator  | 40%               |                          |                       | 2036                      | **                    | 1                  | \$13,000              |                 |
| <b>Air Conditioning</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Energy Source   |                   |                          |                       |                           |                       |                    |                       |                 |
| Electricity   | 100%              |                          |                       | 2047                      | **                    | 1                  |                       |                 |
| Conversion Equipment  |                   |                          |                       |                           |                       |                    |                       |                 |
| Ext Pkg Unit - Heating/Cooling  | 50%               |                          |                       | 2031                      | \$822,100             | 2                  | \$3,100               |                 |
| <i>R-22 Refrigerant, Extent : Light, Area Affected : 1%</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Air Conditioning Units</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Ext Pkg Unit - Heating/Cooling  | 50%               |                          |                       | 2039                      | **                    | 2                  | \$3,100               |                 |
| <i>Recent Installation, Extent : N/A, Area Affected : 50%</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Roof</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Ventilation</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Distribution  |                   |                          |                       |                           |                       |                    |                       |                 |
| Ductwork/Diffusers  | 100%              |                          |                       | LIFE                      | **                    | 2-5                | \$55,900              |                 |
| Exhaust Fans  |                   |                          |                       |                           |                       |                    |                       |                 |
| Roof  | 50%               |                          |                       | 2039                      | **                    | 2                  | \$1,500               |                 |
| <i>Recent Installation, Extent : N/A, Area Affected : 50%</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Roof</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Roof  | 50%               |                          |                       | 2031                      | \$94,900              | 2                  | \$1,500               |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Roof</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : This Component Is Already Accounted For Under The Cooling Section Of This Report</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Plumbing</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| H/C Water Piping  |                   |                          |                       |                           |                       |                    |                       |                 |
| Brass/Copper  | 95%               |                          |                       | 2051                      | **                    | 1                  |                       |                 |
| Brass/Copper  | 5%                |                          |                       | 2051                      | **                    | 1                  |                       |                 |
| Water Heater With Tanks   |                   |                          |                       |                           |                       |                    |                       |                 |
| Gas Fired   | 100%              |                          |                       | 2029                      | \$16,700              | 2                  |                       |                 |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Boiler Room</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Two Gas Fired Hot Water Heaters</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Sanitary Piping   |                   |                          |                       |                           |                       |                    |                       |                 |
| Cast Iron   | 100%              |                          |                       | LIFE                      | **                    | 1                  |                       |                 |
| <i>Other Observation, Extent : Moderate, Area Affected : 5%</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Basement Level</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Newly Installed Macerator</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Storm Drain Piping  |                   |                          |                       |                           |                       |                    |                       |                 |
| Cast Iron   | 100%              |                          |                       | LIFE                      | **                    | 1                  |                       |                 |

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**ADMIN. FOR CHILDREN'S SERVICES - 068**  
**HORIZON JUVENILE DETENTION CENTER**  
**Asset # : 4383**

| Mechanical<br>System<br>Component<br>Type | Current Repair |  | Future Replacement |            | Maintenance    |                | Priority |
|---|----------------|--|--------------------|------------|----------------|----------------|----------|
|   | % of<br>Total  | Fail Date<br>(Years)   | Estimated Cost     | Year<br>FY | Estimated Cost | Cycle<br>(Yrs) |          |
| <b>Plumbing</b>                           |                |  |                    |            |                |                |          |
| Sump Pump(s)<br>Non-Submersible           | 100%           |  |                    | 2031       | \$19,600       | 4              | \$2,100  |
| Sewage Ejector(s)<br>Electric             | 100%           |  |                    | 2031       | \$51,200       | 4              | \$4,000  |
| Backflow Preventer<br>Generic             | 100%           |  |                    | 2036       | * *            | 1              | \$6,100  |
|   |                | <i>Other Observation, Extent : Light, Area Affected : 100%</i>     |                    |            |                |                |          |
|   |                | <i>Location : First Floor</i>                                      |                    |            |                |                |          |
|   |                | <i>Explanation : Backflow Preventer Located On The First Floor</i> |                    |            |                |                |          |
| <b>Fixtures</b>                           |                |  |                    |            |                |                |          |
| Generic                                   | 100%           |  |                    |            |                |                |          |
| <b>Vertical Transport</b>                 |                |  |                    |            |                |                |          |
| <b>Elevators</b>                          |                |  |                    |            |                |                |          |
| Hydraulic                                 | 100%           |  |                    | LIFE       | * *            |                |          |
|   |                | <i>Other Observation, Extent : Light, Area Affected : 50%</i>      |                    |            |                |                |          |
|   |                | <i>Location : Basement To 2nd Floor</i>                            |                    |            |                |                |          |
|   |                | <i>Explanation : There Are 2 Hydraulic Elevators</i>               |                    |            |                |                |          |
| <b>Fire Suppression</b>                   |                |  |                    |            |                |                |          |
| <b>Sprinkler</b>                          |                |  |                    |            |                |                |          |
| Generic                                   | 100%           |  |                    | 2051       | * *            | 1-2            | \$28,100 |
| <b>Fire Pump</b>                          |                |  |                    |            |                |                |          |
| Generic                                   | 100%           |  |                    | 2040       | * *            | 1              | \$18,700 |
| <b>Chemical System</b>                    |                |  |                    |            |                |                |          |
| Generic                                   | 100%           |  |                    | 2026       | \$79,700       | 1-3            | \$74,400 |
|   |                | <i>Other Observation, Extent : Light, Area Affected : 100%</i>     |                    |            |                |                |          |
|   |                | <i>Location : Kitchen</i>  |                    |            |                |                |          |
|   |                | <i>Explanation : Chemical Fire Suppression System In Kitchen</i>   |                    |            |                |                |          |

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Print Date : 14-Oct-2022

**ADMIN. FOR CHILDREN'S SERVICES - FY 2023**

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 : 06-Nov-2018 Landmark Status : NONE  
 Areas Surveyed : Basement, Roof, Floors 1,2,6,Ph,Mez  
 Block : 962 Lot : 100 BIN : 1086515

| CAPITAL               | FY 2024 - 2027   | FY 2028 - 2033     |
|-----------------------|------------------|--------------------|
| Exterior Architecture | \$116,900        | \$156,500          |
| Interior Architecture | \$408,300        | \$441,700          |
| Electrical            | \$113,300        |                    |
| Mechanical            | \$83,900         | \$1,112,800        |
| <b>Total</b>          | <b>\$722,300</b> | <b>\$1,710,900</b> |
| Importance Code A     | \$200,800        | \$156,500          |
| Importance Code B     | \$443,300        | \$1,306,500        |
| Importance Code C     | \$78,200         | \$248,000          |
| <b>Total</b>          | <b>\$722,300</b> | <b>\$1,710,900</b> |

| EXPENSE               | FY 2024          | FY 2025          | FY 2026          | FY 2027         |
|-----------------------|------------------|------------------|------------------|-----------------|
| Exterior Architecture | \$52,200         | \$31,400         | \$25,500         |                 |
| Interior Architecture | \$93,100         | \$5,600          | \$14,000         | \$14,200        |
| Electrical            | \$19,100         | \$26,600         | \$16,700         | \$14,400        |
| Mechanical            | \$65,600         | \$52,600         | \$82,900         | \$37,400        |
| Site Pavements        | \$2,000          |                  |                  |                 |
| Elevators/Escalators  | \$29,600         | \$29,600         | \$29,600         | \$29,600        |
| <b>Total</b>          | <b>\$261,600</b> | <b>\$145,800</b> | <b>\$168,700</b> | <b>\$95,700</b> |
| Importance Code A     | \$52,600         | \$37,300         | \$31,100         | \$5,600         |
| Importance Code B     | \$174,000        | \$108,400        | \$137,600        | \$90,000        |
| Importance Code C     | \$35,000         |                  |                  |                 |
| <b>Total</b>          | <b>\$261,600</b> | <b>\$145,800</b> | <b>\$168,700</b> | <b>\$95,700</b> |



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

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

| Architecture  | Current Repair |                   |                | Future Replacement |                | Maintenance |                | Priority |
|---|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type   | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |          |
| Exterior  |                |                   |                |                    |                |             |                |          |
| Exterior Walls  |                |                   |                |                    |                |             |                |          |
| Cast Stone/Terra Cotta  | 5%             |                   |                | LIFE               | **             | 5           | \$43,700       |          |
| Masonry: Brick  | 65%            | Now               | \$116,900      | LIFE               | **             | 5           | \$72,700       |          |
| <i>Staining/Discoloring, Extent : Light, Area Affected : 5%</i>       |                |                   |                |                    |                |             |                |          |
| <i>Location : On Penthouse</i>  |                |                   |                |                    |                |             |                |          |
| <i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>       |                |                   |                |                    |                |             |                |          |
| <i>Location : 2nd Floor Courtyard Into Second Floor Children Area</i> |                |                   |                |                    |                |             |                |          |
| Masonry: Granite  | 5%             | 0-2               | \$8,600        | LIFE               | **             | 5           | \$4,200        |          |
| <i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i> |                |                   |                |                    |                |             |                |          |
| <i>Location : 1st Floor Various Locations</i>                         |                |                   |                |                    |                |             |                |          |
| Masonry: Limestone  | 10%            |                   |                | LIFE               | **             | 5           | \$8,400        |          |
| <i>Staining/Discoloring, Extent : Light, Area Affected : 25%</i>      |                |                   |                |                    |                |             |                |          |
| <i>Location : Various Locations</i>                                   |                |                   |                |                    |                |             |                |          |
| Metal Panel   | 15%            |                   |                | 2050               | **             | 5-10        | \$115,300      |          |
| Windows   |                |                   |                |                    |                |             |                |          |
| Aluminum  | 95%            |                   |                | 2046               | **             | 5           | \$51,100       |          |
| Metal Louvers   | 5%             |                   |                | 2039               | **             | 10          | \$16,800       |          |
| Parapets  |                |                   |                |                    |                |             |                |          |
| Masonry: Brick  | 80%            |                   |                | LIFE               | **             | 5           | \$10,500       |          |
| Masonry: Limestone  | 20%            |                   |                | LIFE               | **             | 5           | \$3,300        |          |
| Roof  |                |                   |                |                    |                |             |                |          |
| IRMA/Protected Membrane   | 10%            | Now               | \$12,600       | 2035               | **             |             |                |          |
| <i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10%</i> |                |                   |                |                    |                |             |                |          |
| <i>Location : Section Over 6th Floor At Southeast Corner</i>          |                |                   |                |                    |                |             |                |          |
| Metal Panel   | 50%            | Now               | \$7,700        | 2043               | **             |             |                |          |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 2%</i> |                |                   |                |                    |                |             |                |          |
| <i>Location : Penthouse Roof</i>                                      |                |                   |                |                    |                |             |                |          |
| <i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>       |                |                   |                |                    |                |             |                |          |
| <i>Location : Over Generator At Flue Penetration</i>                  |                |                   |                |                    |                |             |                |          |
| Modified Bitumen  | 40%            | Now               | \$23,300       | 2035               | **             |             |                |          |
| <i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10%</i> |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>  |                |                   |                |                    |                |             |                |          |
| <i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>       |                |                   |                |                    |                |             |                |          |
| <i>Location : Over 6th Floor</i>                                      |                |                   |                |                    |                |             |                |          |
| Soffits   |                |                   |                |                    |                |             |                |          |
| Glass: Special Gauge  | 100%           |                   |                | LIFE               | **             | 1           |                |          |
| Interior  |                |                   |                |                    |                |             |                |          |

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

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

\*\* 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**

| Architecture           |  | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority |
|------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type  | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |          |
| Interior               |  |                   |                |                    |                |             |                |          |
| Floors                 |  |                   |                |                    |                |             |                |          |
| Carpet                 | 15%  |                   |                | 2029               | \$483,700      | 3           | \$42,000       |          |
|                        | <i>Worn/Eroded, Extent : Light, Area Affected : 5%</i>                               |                   |                |                    |                |             |                |          |
|                        | <i>Location : Auditorium</i>   |                   |                |                    |                |             |                |          |
| Cast in Place Concrete | 5%   | 2-4               | \$15,500       | LIFE               | **             | 5           | \$20,400       |          |
|                        | <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>                       |                   |                |                    |                |             |                |          |
|                        | <i>Location : Throughout</i>   |                   |                |                    |                |             |                |          |
| Ceramic Tile           | 5%   | 0-2               | \$10,300       | 2039               | **             | 5           | \$4,700        |          |
|                        | <i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 45%</i>                |                   |                |                    |                |             |                |          |
|                        | <i>Location : Bathrooms And Toilets</i>  |                   |                |                    |                |             |                |          |
| Cork Tile              | 6%   | Now               | \$176,400      | 2060               | **             | 5           | \$4,900        |          |
|                        | <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>               |                   |                |                    |                |             |                |          |
|                        | <i>Location : Multiple Offices Throughout</i>  |                   |                |                    |                |             |                |          |
|                        | <i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>                           |                   |                |                    |                |             |                |          |
|                        | <i>Location : Multiple Offices Throughout</i>  |                   |                |                    |                |             |                |          |
|                        | <i>Other Observation, Extent : Moderate, Area Affected : 25%</i>                     |                   |                |                    |                |             |                |          |
|                        | <i>Location : Multiple Offices Throughout</i>  |                   |                |                    |                |             |                |          |
|                        | <i>Explanation : Adhesive Failing</i>  |                   |                |                    |                |             |                |          |
| Granite Panels         | 4%   | 2-4               | \$32,300       | LIFE               | **             | 5           | \$5,600        |          |
|                        | <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>                       |                   |                |                    |                |             |                |          |
|                        | <i>Location : Throughout</i>   |                   |                |                    |                |             |                |          |
| Sheet Vinyl/Rubber     | 4%   |                   |                | 2035               | **             | 5           | \$11,200       |          |
| Vinyl Tile             | 61%  | Now               | \$153,600      | 2035               | **             | 3           | \$42,700       |          |
|                        | <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>               |                   |                |                    |                |             |                |          |
|                        | <i>Location : High Traffic Areas In Corridors, Cubical Areas Below Office Chairs</i> |                   |                |                    |                |             |                |          |
|                        | <i>Loose/Delam Surface, Extent : Moderate, Area Affected : 5%</i>                    |                   |                |                    |                |             |                |          |
|                        | <i>Location : High Traffic Areas In Corridors, Cubical Areas Below Office Chairs</i> |                   |                |                    |                |             |                |          |
|                        | <i>Patching Evident, Extent : Light, Area Affected : 15%</i>                         |                   |                |                    |                |             |                |          |
|                        | <i>Location : High Traffic Areas In Corridors, Cubical Areas Below Office Chairs</i> |                   |                |                    |                |             |                |          |
|                        | <i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>                          |                   |                |                    |                |             |                |          |
|                        | <i>Location : High Traffic Areas In Corridors, Cubical Areas Below Office Chairs</i> |                   |                |                    |                |             |                |          |
| Interior Walls         |  |                   |                |                    |                |             |                |          |
| Concrete Masonry Unit  | 5%   | 0-2               | \$35,000       | LIFE               | **             | 5           | \$7,600        |          |
|                        | <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>                       |                   |                |                    |                |             |                |          |
|                        | <i>Location : Throughout Basement Mechanical Rooms</i>                               |                   |                |                    |                |             |                |          |
| Glass: Single Pane     | 5%   |                   |                | LIFE               | **             | 5           | \$14,300       |          |
| Gypsum Board           | 75%  | 0-2               | \$78,200       | LIFE               | **             | 5           | \$171,700      |          |
|                        | <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>                |                   |                |                    |                |             |                |          |
|                        | <i>Location : Corners In Basement Corridors</i>                                      |                   |                |                    |                |             |                |          |
|                        | <i>Other Observation, Extent : Moderate, Area Affected : 5%</i>                      |                   |                |                    |                |             |                |          |
|                        | <i>Location : Corners In Basement Corridors</i>                                      |                   |                |                    |                |             |                |          |
|                        | <i>Explanation : Impact Damage, Missing Corner Guards</i>                            |                   |                |                    |                |             |                |          |
| Masonry: Brick         | 10%  |                   |                | LIFE               | **             |             |                |          |
| Wood                   | 5%   |                   |                | LIFE               | **             | 5           | \$76,300       |          |

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

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

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

| <b>Architecture</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>   | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Interior</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Ceilings</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| AcousTileSusp.Lay-In   | 60%               |                          |                       | 2043                      | **                    | 5                  | \$112,000             |                 |
| <i>Staining/Discoloring, Extent : Light, Area Affected : 5%</i>                                |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Various Locations Throughout</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Exposed Struc: Steel   | 10%               |                          |                       | LIFE                      | **                    |                    |                       |                 |
| Gypsum Board   | 15%               |                          |                       | LIFE                      | **                    | 5                  | \$35,000              |                 |
| Masonry: Infill Arch   | 5%                |                          |                       | LIFE                      | **                    |                    |                       |                 |
| Metal Panel  | 5%                |                          |                       | LIFE                      | **                    | 5                  | \$11,700              |                 |
| Wood   | 5%                |                          |                       | LIFE                      | **                    | 5                  | \$81,700              |                 |
| <b>Site Enclosure</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Fence/Gates</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Iron Picket  | 100%              |                          |                       | 2065                      | **                    |                    |                       |                 |
| <b>Free Standing Walls</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Masonry: Fieldstone  | 100%              |                          |                       | 2050                      | **                    |                    |                       |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>                                 |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Main Entrance</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Material Is Granite Panel</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Retaining Walls</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Cast in Place Concrete   | 90%               |                          |                       | 2065                      | **                    |                    |                       |                 |
| Masonry: Fieldstone  | 10%               |                          |                       | 2050                      | **                    |                    |                       |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>                                 |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Main Entrance</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Material Is Granite Panel</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Site Pavements</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Public Sidewalk</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Cast in Place Concrete   | 100%              |                          |                       | 2043                      | **                    |                    |                       |                 |
| <b>Activity Yard</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Rubber Matting   | 100%              | Now                      | \$2,000               | 2030                      |                       |                    | \$9,900               |                 |
| <i>Ponding, Extent : Moderate, Area Affected : 15%</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : 2nd Floor Courtyard</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Other Observation, Extent : Moderate, Area Affected : 5%</i>                                |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : 2nd Floor Courtyard</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Curling At Seams, Not Draining Correctly Causing Water To Enter 2nd Floor</i> |                   |                          |                       |                           |                       |                    |                       |                 |

| <b>Electrical</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>   | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Under 600 Volts</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Service Equipment</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Fused Disc Sw  | 100%              |                          |                       | 2050                      | **                    | 5                  | \$500                 |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Electrical Room</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : The Service Equipment Includes Two 4,000 Ampere Switches And One 3,000 Ampere Switch.</i> |                   |                          |                       |                           |                       |                    |                       |                 |

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**NEW ACS CHILDREN'S CENTER BELLEVUE HOSPITAL BLDG R-S**  
**Asset # : 4372**

| Electrical<br>System<br>Component<br>Type | Current Repair |   | Future Replacement |            | Maintenance    |                | Priority |
|---|----------------|---|--------------------|------------|----------------|----------------|----------|
|   | % of<br>Total  | Fail Date<br>(Years)  | Estimated Cost     | Year<br>FY | Estimated Cost | Cycle<br>(Yrs) |          |
| <b>Under 600 Volts</b>                    |                |   |                    |            |                |                |          |
| Transformers                              |                |   |                    |            |                |                |          |
| Dry Type                                  | 100%           |   |                    | 2043       | **             | 5              | \$500    |
|   |                | <i>Other Observation, Extent : Light, Area Affected : 100%</i>  |                    |            |                |                |          |
|   |                | <i>Location : Basement And 6th Floor</i>  |                    |            |                |                |          |
|   |                | <i>Explanation : The Transformers System Include: Four 45 Kilovoltamperes Step-up Transformers For Elevators.</i> |                    |            |                |                |          |
| <hr/>                                     |                |   |                    |            |                |                |          |
| Switchgear / Switchboard                  |                |   |                    |            |                |                |          |
| Fused Disc Sw                             | 100%           |   |                    | 2050       | **             | 5              | \$500    |
| <hr/>                                     |                |   |                    |            |                |                |          |
| Raceway                                   |                |   |                    |            |                |                |          |
| Conduit                                   | 100%           |   |                    | 2050       | **             | 1              |          |
| <hr/>                                     |                |   |                    |            |                |                |          |
| Panelboards                               |                |   |                    |            |                |                |          |
| Fused Disc Sw                             | 20%            |   |                    | 2046       | **             | 5              | \$600    |
| Molded Case Bkrs                          | 80%            |   |                    | 2046       | **             | 5              | \$2,700  |
| <hr/>                                     |                |   |                    |            |                |                |          |
| Wiring                                    |                |   |                    |            |                |                |          |
| Thermoplastic                             | 100%           |   |                    | 2050       | **             | 1              |          |
| <hr/>                                     |                |   |                    |            |                |                |          |
| Motor Controllers                         |                |   |                    |            |                |                |          |
| Locally Mounted                           | 100%           |   |                    | 2043       | **             | 5              | \$800    |
| <hr/>                                     |                |   |                    |            |                |                |          |
| <b>Ground</b>                             |                |   |                    |            |                |                |          |
| Grounding Devices                         |                |   |                    |            |                |                |          |
| Generic                                   | 100%           |   |                    | LIFE       | **             | 5              | \$1,900  |
|   |                | <i>Other Observation, Extent : Light, Area Affected : 100%</i>  |                    |            |                |                |          |
|   |                | <i>Location : Basement</i>  |                    |            |                |                |          |
|   |                | <i>Explanation : The Ground Connection Is Located In The Steam Room.</i>  |                    |            |                |                |          |
| <hr/>                                     |                |   |                    |            |                |                |          |
| <b>Stand-by Power</b>                     |                |   |                    |            |                |                |          |
| Transfer Switches                         |                |   |                    |            |                |                |          |
| Automatic                                 | 100%           |   |                    | 2043       | **             | 1              | \$38,800 |
| <hr/>                                     |                |   |                    |            |                |                |          |
| Generators                                |                |   |                    |            |                |                |          |
| Diesel                                    | 100%           |   |                    | 2039       | **             | 1              | \$48,800 |
|   |                | <i>Other Observation, Extent : Light, Area Affected : 100%</i>  |                    |            |                |                |          |
|   |                | <i>Location : Penthouse</i>   |                    |            |                |                |          |
|   |                | <i>Explanation : The Diesel Generator Is Rated 400 Kilovoltamperes. It Is In Good Condition.</i>                  |                    |            |                |                |          |
| <hr/>                                     |                |   |                    |            |                |                |          |
| Batteries                                 |                |   |                    |            |                |                |          |
| Lead/Acid                                 | 80%            |   |                    | 2024       | \$1,900        | 5              | \$3,700  |
|   |                | <i>Other Observation, Extent : Light, Area Affected : 100%</i>  |                    |            |                |                |          |
|   |                | <i>Location : 6th Floor</i>   |                    |            |                |                |          |
|   |                | <i>Explanation : Penthouse</i>  |                    |            |                |                |          |
| <hr/>                                     |                |   |                    |            |                |                |          |
| Lead/Acid                                 | 20%            |   |                    | 2024       | \$500          | 5              | \$900    |
|   |                | <i>Other Observation, Extent : Light, Area Affected : 100%</i>  |                    |            |                |                |          |
|   |                | <i>Location : 6th Floor</i>   |                    |            |                |                |          |
|   |                | <i>Explanation : Load Banks Are Used For Generator Testing.</i>   |                    |            |                |                |          |
| <hr/>                                     |                |   |                    |            |                |                |          |

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**NEW ACS CHILDREN'S CENTER BELLEVUE HOSPITAL BLDG R-S**  
**Asset # : 4372**

| <b>Electrical</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>   | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| Stand-by Power   |                   |                          |                       |                           |                       |                    |                       |                 |
| Fuel Storage   |                   |                          |                       |                           |                       |                    |                       |                 |
| Day Tank   | 30%               |                          |                       | 2046                      | **                    | 5                  |                       |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>                     |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Penthouse</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : The Day Tank Is Rated 200 Gallons.</i>                            |                   |                          |                       |                           |                       |                    |                       |                 |
| Main Tank  | 70%               |                          |                       | 2058                      | **                    | 5                  |                       |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>                     |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Basement</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : The Main Tank Is Rated 2,000 Gallons.</i>                         |                   |                          |                       |                           |                       |                    |                       |                 |
| Lighting   |                   |                          |                       |                           |                       |                    |                       |                 |
| Interior Lighting  |                   |                          |                       |                           |                       |                    |                       |                 |
| Fluorescent  | 98%               |                          |                       | 2035                      | **                    | 10                 | \$113,300             |                 |
| <i>Motion Sensors in Use, Extent : Light, Area Affected : 100%</i>                 |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>                |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>                     |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout The Building</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Some Lights Are Controlled With A Daylighting Control System.</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| HID  | 2%                |                          |                       | 2035                      | **                    | 10                 | \$100                 |                 |
| Egress Lighting  |                   |                          |                       |                           |                       |                    |                       |                 |
| Emergency, Service   | 50%               |                          |                       | 2035                      | **                    | 1                  |                       |                 |
| Exit, LED  | 50%               |                          |                       | 2058                      | **                    | 1                  |                       |                 |
| Exterior Lighting  |                   |                          |                       |                           |                       |                    |                       |                 |
| Fluorescent  | 100%              |                          |                       | 2035                      | **                    | 10                 | \$11,500              |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>                     |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Exterior</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : The Exterior Lights Are Controlled With Photocell.</i>            |                   |                          |                       |                           |                       |                    |                       |                 |
| Lightning Protection   |                   |                          |                       |                           |                       |                    |                       |                 |
| Arresters/Cabling  |                   |                          |                       |                           |                       |                    |                       |                 |
| Generic  | 100%              |                          |                       | 2058                      | **                    | 5                  | \$600                 |                 |
| Alarm  |                   |                          |                       |                           |                       |                    |                       |                 |
| Security System  |                   |                          |                       |                           |                       |                    |                       |                 |
| No Component   | 25%               |                          |                       |                           |                       |                    |                       |                 |
| Generic  | 75%               |                          |                       | 2035                      | **                    | 1                  | \$35,300              |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>                     |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : The Security System Includes Cameras And Card Access Control.</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| Fire/Smoke Detection   |                   |                          |                       |                           |                       |                    |                       |                 |
| No Component   | 70%               |                          |                       |                           |                       |                    |                       |                 |
| Generic, Analog  | 30%               |                          |                       | 2035                      | **                    | 1-3                | \$23,300              |                 |

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

## Heating

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**Asset # : 4372**

| <b>Mechanical</b>             |                   | <b>Current Repair</b>    |  | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|-------------------------------|-------------------|--------------------------|--|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>  | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b>  | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Heating</b>                |                   |                          |  |                           |                       |                    |                       |                 |
| Energy Source                 |                   |                          |  |                           |                       |                    |                       |                 |
| Utility Steam                 | 100%              |                          |  | 2040                      | **                    | 1                  |                       |                 |
| Conversion Equipment          |                   |                          |  |                           |                       |                    |                       |                 |
| Heat Exchanger, Plate & Frame | 90%               | Now                      | \$83,900   | 2043                      | **                    | 1                  | \$50,500              |                 |
|                               |                   |                          | <i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>     |                           |                       |                    |                       |                 |
|                               |                   |                          | <i>Location : Basement</i>                                     |                           |                       |                    |                       |                 |
|                               |                   |                          | <i>Other Observation, Extent : Light, Area Affected : 100%</i> |                           |                       |                    |                       |                 |
|                               |                   |                          | <i>Location : Basement</i>                                     |                           |                       |                    |                       |                 |
|                               |                   |                          | <i>Explanation : 2 Units - One Needs Immediate Repair</i>      |                           |                       |                    |                       |                 |
| Pres. Reducing Valve/LP Steam | 10%               |                          |  | 2039                      | **                    | 5                  | \$700                 |                 |
|                               |                   |                          | <i>Other Observation, Extent : Light, Area Affected : 100%</i> |                           |                       |                    |                       |                 |
|                               |                   |                          | <i>Location : Basement</i>                                     |                           |                       |                    |                       |                 |
|                               |                   |                          | <i>Explanation : 2 Stage</i>                                   |                           |                       |                    |                       |                 |
| Distribution                  |                   |                          |  |                           |                       |                    |                       |                 |
| Hot Wtr Piping/Pump           | 100%              |                          |  | 2046                      | **                    | 4                  | \$6,200               |                 |
| Terminal Devices              |                   |                          |  |                           |                       |                    |                       |                 |
| Air Handler                   | 30%               |                          |  | 2035                      | **                    | 1                  | \$23,400              |                 |
| Convactor/Radiator            | 10%               |                          |  | 2043                      | **                    | 1                  | \$4,100               |                 |
| Fan Coil Unit/Heat            | 60%               |                          |  | 2035                      | **                    | 1                  | \$24,400              |                 |
| <b>Air Conditioning</b>       |                   |                          |  |                           |                       |                    |                       |                 |
| Energy Source                 |                   |                          |  |                           |                       |                    |                       |                 |
| Electricity                   | 100%              |                          |  | 2046                      | **                    | 1                  |                       |                 |
| Conversion Equipment          |                   |                          |  |                           |                       |                    |                       |                 |
| Centrifugal, Elec Chiller     | 90%               |                          |  | 2039                      | **                    | 1                  | \$122,700             |                 |
|                               |                   |                          | <i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>  |                           |                       |                    |                       |                 |
|                               |                   |                          | <i>Location : Chiller</i>                                      |                           |                       |                    |                       |                 |
|                               |                   |                          | <i>Other Observation, Extent : Light, Area Affected : 100%</i> |                           |                       |                    |                       |                 |
|                               |                   |                          | <i>Location : Basement</i>                                     |                           |                       |                    |                       |                 |
|                               |                   |                          | <i>Explanation : 2 Multi Stack Chillers</i>                    |                           |                       |                    |                       |                 |
| Split Unit                    | 10%               |                          |  | 2035                      | **                    |                    |                       |                 |
| Distribution                  |                   |                          |  |                           |                       |                    |                       |                 |
| CW & CHW Wtr Pipe/Pump        | 100%              |                          |  | 2050                      | **                    | 4                  | \$6,200               |                 |
| Terminal Devices              |                   |                          |  |                           |                       |                    |                       |                 |
| Air Handler/Cool/Ht           | 30%               |                          |  | 2035                      | **                    | 1                  | \$23,400              |                 |
| Fan Coil - 4 Pipe             | 70%               |                          |  | 2035                      | **                    | 1                  | \$28,500              |                 |
| Heat Rejection                |                   |                          |  |                           |                       |                    |                       |                 |
| Water Cooling Tower           | 100%              |                          |  | 2028                      |                       | 2                  | \$126,800             |                 |
| <b>Ventilation</b>            |                   |                          |  |                           |                       |                    |                       |                 |
| Distribution                  |                   |                          |  |                           |                       |                    |                       |                 |
| Ductwork/Diffusers            | 100%              |                          |  | LIFE                      | **                    | 2-5                | \$70,300              |                 |
| Exhaust Fans                  |                   |                          |  |                           |                       |                    |                       |                 |
| Interior                      | 90%               |                          |  | 2030                      |                       | 2                  | \$3,500               |                 |
| Roof                          | 10%               |                          |  | 2030                      |                       | 2                  | \$400                 |                 |
| <b>Plumbing</b>               |                   |                          |  |                           |                       |                    |                       |                 |

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

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

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

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

| Mechanical                              |            | Current Repair  |                | Future Replacement |                | Maintenance |                | Priority |
|---|------------|---|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type                   | % of Total | Fail Date (Years)   | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |          |
| Plumbing                                |            |   |                |                    |                |             |                |          |
| H/C Water Piping<br>Brass/Copper        | 100%       |   |                | 2040               | **             | 1           |                |          |
| HW Heat Exchanger<br>Steam Fired        | 100%       |   |                | 2040               | **             | 4           | \$18,700       |          |
| Sanitary Piping<br>Cast Iron            | 100%       |   |                | LIFE               | **             | 1           |                |          |
| Storm Drain Piping<br>Cast Iron         | 100%       |   |                | LIFE               | **             | 1           |                |          |
| Sump Pump(s)<br>Non-Submersible         | 100%       |   |                | 2035               | **             | 4           | \$2,700        |          |
| Pool Filter/Treatment<br>Not Accessible | 100%       |   |                |                    |                |             |                |          |
|   |            | <i>Other Observation, Extent : Light, Area Affected : 0%</i>    |                |                    |                |             |                |          |
|   |            | <i>Location : Playground Area Of Roof</i>                       |                |                    |                |             |                |          |
|   |            | <i>Explanation : Fountains</i>                                  |                |                    |                |             |                |          |
| Backflow Preventer<br>Generic           | 100%       |   |                | 2035               | **             | 1           | \$7,700        |          |
| Fixtures                                |            |   |                |                    |                |             |                |          |
| Generic                                 | 100%       |   |                |                    |                |             |                |          |
|   |            | <i>Obsolete Fixtures, Extent : Moderate, Area Affected : 5%</i> |                |                    |                |             |                |          |
|   |            | <i>Location : Toilet Rooms</i>                                  |                |                    |                |             |                |          |
| Vertical Transport                      |            |   |                |                    |                |             |                |          |
| Elevators                               |            |   |                |                    |                |             |                |          |
| Geared Traction                         | 80%        |   |                | LIFE               | **             |             |                |          |
|   |            | <i>Other Observation, Extent : Light, Area Affected : 100%</i>  |                |                    |                |             |                |          |
|   |            | <i>Location : Basement To 6th Floor</i>                         |                |                    |                |             |                |          |
|   |            | <i>Explanation : 4 Passenger Units</i>                          |                |                    |                |             |                |          |
| Hydraulic                               | 20%        |   |                | LIFE               | **             |             |                |          |
|   |            | <i>Other Observation, Extent : Light, Area Affected : 20%</i>   |                |                    |                |             |                |          |
|   |            | <i>Location : Basement To 1st Floor</i>                         |                |                    |                |             |                |          |
|   |            | <i>Explanation : 1 Freight</i>                                  |                |                    |                |             |                |          |
| Fire Suppression                        |            |   |                |                    |                |             |                |          |
| Standpipe                               |            |   |                |                    |                |             |                |          |
| Generic                                 | 100%       |   |                | 2050               | **             | 1-5         | \$63,500       |          |
| Sprinkler                               |            |   |                |                    |                |             |                |          |
| Generic                                 | 100%       |   |                | 2050               | **             | 1-2         | \$35,300       |          |
| Fire Pump                               |            |   |                |                    |                |             |                |          |
| Generic                                 | 100%       |   |                | 2039               | **             | 1           | \$23,500       |          |

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

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

Print Date : 14-Oct-2022

**ADMIN. FOR CHILDREN'S SERVICES - FY 2023**

**Asset Name** : RICHMOND HILL DETENTION-BOYSTOWN  
**Address** : 132-04 107TH AVENUE JAMAICA  
**Borough** : QUEENS **Agency's Number** : N/A  
**Program / Asset #** : ACS0007.000 / 15210 **Yr Built/Renovated** : 1920 /  
**Area Sq Ft** : 6,100 **Project Type** : CHILDREN'S SERVICES  
**Date of Survey** : 04-Mar-2022 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,Att  
**Block** : 9612 **Lot** : 1 **BIN** : 4206164

| CAPITAL           | FY 2024 - 2027 | FY 2028 - 2033   |
|-------------------|----------------|------------------|
| Mechanical        |                | \$123,100        |
| <b>Total</b>      |                | <b>\$123,100</b> |
| Importance Code A |                | \$63,300         |
| Importance Code B |                | \$59,800         |
| <b>Total</b>      |                | <b>\$123,100</b> |

| EXPENSE               | FY 2024         | FY 2025        | FY 2026        | FY 2027         |
|-----------------------|-----------------|----------------|----------------|-----------------|
| Exterior Architecture | \$23,900        |                |                |                 |
| Interior Architecture | \$12,800        |                | \$600          | \$200           |
| Electrical            | \$700           | \$600          | \$700          | \$600           |
| Mechanical            | \$12,000        | \$5,200        | \$6,000        | \$9,900         |
| Site Pavements        | \$3,500         |                |                |                 |
| <b>Total</b>          | <b>\$53,000</b> | <b>\$5,700</b> | <b>\$7,300</b> | <b>\$10,600</b> |
| Importance Code A     | \$24,200        | \$300          | \$300          | \$300           |
| Importance Code B     | \$23,200        | \$5,400        | \$7,000        | \$10,300        |
| Importance Code C     | \$5,600         |                |                |                 |
| <b>Total</b>          | <b>\$53,000</b> | <b>\$5,700</b> | <b>\$7,300</b> | <b>\$10,600</b> |



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

**ADMIN. FOR CHILDREN'S SERVICES - 068**  
**RICHMOND HILL DETENTION-BOYSTOWN**  
**Asset # : 15210**

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Exterior  |            |                   |                |                    |                |             |                |          |
| Exterior Walls  |            |                   |                |                    |                |             |                |          |
| Alum/Vinyl Siding   | 5%         |                   |                | 2053               | **             | 10          | \$400          |          |
| Masonry: Brick  | 90%        |                   |                | LIFE               | **             | 5           | \$42,700       |          |
| Wood  | 5%         | 0-2               | \$1,300        | 2046               | **             | 5           | \$3,000        |          |
| <i>Paint Peeling, Extent : Moderate, Area Affected : 20%</i>          |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>  |            |                   |                |                    |                |             |                |          |
| Windows   |            |                   |                |                    |                |             |                |          |
| Aluminum  | 95%        |                   |                | 2049               | **             | 5           | \$2,600        |          |
| Metal Louvers   | 5%         |                   |                | 2042               | **             | 10          | \$900          |          |
| Parapets  |            |                   |                |                    |                |             |                |          |
| No Component  | 90%        |                   |                |                    |                |             |                |          |
| <i>Other Observation, Extent : N/A, Area Affected : 0%</i>            |            |                   |                |                    |                |             |                |          |
| <i>Location : Sloper Roof</i>   |            |                   |                |                    |                |             |                |          |
| <i>Explanation : No Parapet</i>                                       |            |                   |                |                    |                |             |                |          |
| No Component  | 10%        |                   |                |                    |                |             |                |          |
| <i>Other Observation, Extent : N/A, Area Affected : 0%</i>            |            |                   |                |                    |                |             |                |          |
| <i>Location : Flat Roof</i>   |            |                   |                |                    |                |             |                |          |
| <i>Explanation : Metal Guard Rail</i>                                 |            |                   |                |                    |                |             |                |          |
| Roof  |            |                   |                |                    |                |             |                |          |
| Asphalt Shingle   | 90%        |                   |                | 2042               | **             | 10          | \$3,100        |          |
| Not Accessible  | 10%        |                   |                |                    |                |             |                |          |
| <i>Other Observation, Extent : N/A, Area Affected : 0%</i>            |            |                   |                |                    |                |             |                |          |
| <i>Location : Flat Roof</i>   |            |                   |                |                    |                |             |                |          |
| <i>Explanation : Not Accessible</i>                                   |            |                   |                |                    |                |             |                |          |
| Interior  |            |                   |                |                    |                |             |                |          |
| Floors  |            |                   |                |                    |                |             |                |          |
| Cast in Place Concrete  | 5%         |                   |                | LIFE               | **             | 5           | \$2,900        |          |
| Sheet Vinyl/Rubber  | 80%        |                   |                | 2038               | **             | 5           | \$15,600       |          |
| Vinyl Tile  | 10%        | Now               | \$700          | 2038               | **             | 3           | \$500          |          |
| <i>Broken/Missing Elements, Extent : Light, Area Affected : 5%</i>    |            |                   |                |                    |                |             |                |          |
| <i>Location : Attic</i>   |            |                   |                |                    |                |             |                |          |
| Wood  | 5%         |                   |                | 2061               | **             | 5           | \$1,200        |          |
| Interior Walls  |            |                   |                |                    |                |             |                |          |
| Ceramic Tile  | 5%         | 0-2               | \$900          | 2042               | **             | 5           | \$400          |          |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 1%</i>         |            |                   |                |                    |                |             |                |          |
| <i>Location : 2nd Floor Hall</i>                                      |            |                   |                |                    |                |             |                |          |
| Fiberglass Panel  | 20%        |                   |                | LIFE               | **             | 10          | \$800          |          |
| Gypsum Board  | 75%        | Now               | \$3,400        | LIFE               | **             | 5           | \$7,400        |          |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i> |            |                   |                |                    |                |             |                |          |
| <i>Location : Around Grease Trap</i>                                  |            |                   |                |                    |                |             |                |          |
| Ceilings  |            |                   |                |                    |                |             |                |          |
| Gypsum Board  | 90%        | Now               | \$4,000        | LIFE               | **             | 5           | \$14,700       |          |
| <i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>       |            |                   |                |                    |                |             |                |          |
| <i>Location : Stairs Near Basement</i>                                |            |                   |                |                    |                |             |                |          |
| Metal Panel   | 10%        |                   |                | LIFE               | **             | 5           | \$3,300        |          |
| Site Enclosure  |            |                   |                |                    |                |             |                |          |

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**ADMIN. FOR CHILDREN'S SERVICES - 068**  
**RICHMOND HILL DETENTION-BOYSTOWN**  
**Asset # : 15210**

| <b>Architecture</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>  | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| Site Enclosure  |                   |                          |                       |                           |                       |                    |                       |                 |
| Fence/Gates   |                   |                          |                       |                           |                       |                    |                       |                 |
| Aluminum Picket   | 80%               |                          |                       | 2053                      |                       | **                 |                       |                 |
| Aluminum Picket   | 10%               |                          |                       | 2053                      |                       | **                 |                       |                 |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>          |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Flat Roof</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Flat Roof Guard Rail</i>                             |                   |                          |                       |                           |                       |                    |                       |                 |
| Masonry: Brick  | 10%               |                          |                       | 2053                      |                       | **                 |                       |                 |
| Site Pavements  |                   |                          |                       |                           |                       |                    |                       |                 |
| Public Sidewalk   |                   |                          |                       |                           |                       |                    |                       |                 |
| Cast in Place Concrete  | 100%              | 2-4                      | \$2,900               | 2046                      |                       | **                 |                       |                 |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>         |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : 132nd Street</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| On-Site Walkways  |                   |                          |                       |                           |                       |                    |                       |                 |
| Cast in Place Concrete  | 30%               |                          |                       | 2046                      |                       | **                 |                       |                 |
| Masonry: Brick  | 10%               | 0-2                      | \$500                 | 2043                      |                       | **                 |                       |                 |
| <i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Brick Steps</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Pavers/Stone  | 60%               |                          |                       | 2042                      |                       | **                 |                       |                 |
| Parking/Driveway  |                   |                          |                       |                           |                       |                    |                       |                 |
| Cast in Place Concrete  | 100%              |                          |                       | 2046                      |                       | **                 |                       |                 |
| Activity Yard   |                   |                          |                       |                           |                       |                    |                       |                 |
| Pavers/Stone  | 75%               |                          |                       | 2042                      |                       | **                 |                       |                 |
| Rubber Matting  | 25%               |                          |                       | 2038                      |                       | **                 |                       |                 |

| <b>Electrical</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                   | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| Under 600 Volts  |                   |                          |                       |                           |                       |                    |                       |                 |
| Service Equipment  |                   |                          |                       |                           |                       |                    |                       |                 |
| Molded Case Bkrs   | 100%              |                          |                       | 2053                      |                       | **                 | 5                     | \$200           |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Electrical Room</i>                              |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : One 400 Ampere Main Disconnect Switch</i>     |                   |                          |                       |                           |                       |                    |                       |                 |
| Switchgear / Switchboard                                       |                   |                          |                       |                           |                       |                    |                       |                 |
| Molded Case Bkrs   | 100%              |                          |                       | 2053                      |                       | **                 | 5                     | \$200           |
| Raceway  |                   |                          |                       |                           |                       |                    |                       |                 |
| Conduit  | 100%              |                          |                       | 2053                      |                       | **                 | 1                     |                 |
| Panelboards  |                   |                          |                       |                           |                       |                    |                       |                 |
| Fused Disc Sw  | 2%                |                          |                       | 2049                      |                       | **                 | 5                     |                 |
| Molded Case Bkrs   | 98%               |                          |                       | 2049                      |                       | **                 | 5                     | \$200           |
| Wiring   |                   |                          |                       |                           |                       |                    |                       |                 |
| Thermoplastic  | 100%              |                          |                       | 2053                      |                       | **                 | 1                     |                 |
| Motor Controllers  |                   |                          |                       |                           |                       |                    |                       |                 |
| Locally Mounted  | 100%              |                          |                       | 2046                      |                       | **                 | 5                     |                 |
| Ground   |                   |                          |                       |                           |                       |                    |                       |                 |

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**ADMIN. FOR CHILDREN'S SERVICES - 068**  
**RICHMOND HILL DETENTION-BOYSTOWN**  
**Asset # : 15210**

| <b>Electrical</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>   | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Ground</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Grounding Devices<br>Generic   | 100%              |                          |                       | LIFE                      | **                    | 5                  | \$200                 |                 |
| <b>Lighting</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Interior Lighting<br>Fluorescent   | 100%              |                          |                       | 2038                      | **                    | 10                 | \$5,600               |                 |
| <i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>                                  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout The Building</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Egress Lighting<br>Emergency, Battery  | 50%               |                          |                       | 2038                      | **                    | 10                 | \$700                 |                 |
| Exit, Service  | 50%               |                          |                       | 2038                      | **                    | 1                  |                       |                 |
| <b>Exterior Lighting</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| LED  | 30%               |                          |                       | 2038                      | **                    |                    |                       |                 |
| No Component   | 70%               |                          |                       |                           |                       |                    |                       |                 |
| <b>Alarm</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Security System<br>Generic   | 50%               |                          |                       | 2038                      | **                    | 1                  | \$1,100               |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>                                       |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Hallways And Exit Doors</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Motion Sensor And Intrusion Alarm</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Generic  | 50%               |                          |                       | 2038                      | **                    | 1                  | \$1,100               |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>                                       |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Inside And Outside</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : CCTV Surveillance Cameras</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Fire/Smoke Detection<br>Generic, Digital   | 100%              |                          |                       | 2038                      | **                    | 1-3                | \$3,800               |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>                                       |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout The Building</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Strobe Lights, Horns, Pull Box, Alarm Bell, Smoke Detector And Fire Alarm Panel</i> |                   |                          |                       |                           |                       |                    |                       |                 |

| <b>Mechanical</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                 | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Heating</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Energy Source<br>Natural Gas                                 | 100%              |                          |                       | 2043                      | **                    | 1                  |                       |                 |
| Conversion Equipment<br>Hot Water Boiler                     | 100%              |                          |                       | 2031                      | \$63,300              | 1                  | \$3,000               |                 |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Basement Boiler Room</i>                       |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : 2 Units</i>                                 |                   |                          |                       |                           |                       |                    |                       |                 |
| Distribution<br>Hot Wtr Piping/Pump                          | 100%              |                          |                       | 2041                      | **                    | 4                  | \$500                 |                 |
| Terminal Devices<br>Convactor/Radiator                       | 100%              |                          |                       | 2046                      | **                    | 1                  | \$2,000               |                 |
| <b>Air Conditioning</b>                                      |                   |                          |                       |                           |                       |                    |                       |                 |

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



**ADMIN. FOR CHILDREN'S SERVICES - 068**  
**RICHMOND HILL DETENTION-BOYSTOWN**  
**Asset # : 15210**

| Mechanical                   | Current Repair |                      |  | Future Replacement |                | Maintenance    |                | Priority |
|------------------------------|----------------|----------------------|--|--------------------|----------------|----------------|----------------|----------|
| System<br>Component<br>Type  | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost   | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost |          |
| Air Conditioning             |                |                      |  |                    |                |                |                |          |
| Energy Source                |                |                      |  |                    |                |                |                |          |
| Electricity                  | 100%           |                      |  | 2049               | **             | 1              |                |          |
| Conversion Equipment         |                |                      |  |                    |                |                |                |          |
| Split Unit                   | 80%            |                      |  | 2038               | **             |                |                |          |
| No Component                 | 20%            |                      |  |                    |                |                |                |          |
| Terminal Devices             |                |                      |  |                    |                |                |                |          |
| Fan Coil - 2 Pipe            | 80%            |                      |  | 2038               | **             | 1              | \$1,600        |          |
| No Component                 | 20%            |                      |  |                    |                |                |                |          |
| Heat Rejection               |                |                      |  |                    |                |                |                |          |
| Air Cooled Condenser<br>Unit | 80%            |                      |  | 2038               | **             | 2              | \$3,400        |          |
| No Component                 | 20%            |                      |  |                    |                |                |                |          |
| Ventilation                  |                |                      |  |                    |                |                |                |          |
| Distribution                 |                |                      |  |                    |                |                |                |          |
| Ductwork/Diffusers           | 80%            |                      |  | LIFE               | **             | 2-5            | \$4,300        |          |
| No Component                 | 20%            |                      |  |                    |                |                |                |          |
| Exhaust Fans                 |                |                      |  |                    |                |                |                |          |
| Roof                         | 80%            |                      |  | 2038               | **             | 2              | \$200          |          |
| No Component                 | 20%            |                      |  |                    |                |                |                |          |
| Plumbing                     |                |                      |  |                    |                |                |                |          |
| H/C Water Piping             |                |                      |  |                    |                |                |                |          |
| Brass/Copper                 | 100%           |                      |  | 2053               | **             | 1              |                |          |
| Water Heater With Tanks      |                |                      |  |                    |                |                |                |          |
| Gas Fired                    | 100%           |                      |  | 2031               | \$16,700       | 2              |                |          |
|                              |                |                      | <i>Other Observation, Extent : N/A, Area Affected : 100%</i> |                    |                |                |                |          |
|                              |                |                      | <i>Location : Basement</i>                                   |                    |                |                |                |          |
|                              |                |                      | <i>Explanation : One 75 Gallon Unit</i>                      |                    |                |                |                |          |
| Sanitary Piping              |                |                      |  |                    |                |                |                |          |
| Cast Iron                    | 100%           |                      |  | LIFE               | **             | 1              |                |          |
| Fixtures                     |                |                      |  |                    |                |                |                |          |
| Generic                      | 100%           |                      |  |                    |                |                |                |          |
| Fire Suppression             |                |                      |  |                    |                |                |                |          |
| Sprinkler                    |                |                      |  |                    |                |                |                |          |
| Generic                      | 100%           |                      |  | 2053               | **             | 1-2            | \$1,700        |          |
| Chemical System              |                |                      |  |                    |                |                |                |          |
| Generic                      | 100%           |                      |  | 2028               | \$59,800       | 1-3            | \$60,700       |          |
|                              |                |                      | <i>Other Observation, Extent : N/A, Area Affected : 100%</i> |                    |                |                |                |          |
|                              |                |                      | <i>Location : Kitchen</i>                                    |                    |                |                |                |          |
|                              |                |                      | <i>Explanation : 1 Set Covers 15 Square Feet</i>             |                    |                |                |                |          |

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

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

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