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	
Total	\$62,600	
Importance Code A	\$62,600	
Total	\$62,600	

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			
Total	\$97,900	\$700	\$900	\$30,400
Importance Code A	\$50,900	\$300	\$200	\$2,100
Importance Code B	\$17,500	\$400	\$300	\$28,300
Importance Code C	\$29,600		\$400	
Total	\$97,900	\$700	\$900	\$30,400



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

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

Asset #: 14321

rchitecture	Current I	Repair	Futur	e Replacement	M	aintenance	
vstem Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
terior							
Exterior Walls							
Masonry: Brick	70% Now Horizontal Cracks, E Location: Beach A Joint Mortar Miss/Er Location: Beach A Vertical Cracks, Exte Location: Beach A Worn/Eroded, Extent	venue, Watson Aver od, Extent : Severe venue, Watson Aver nt : Severe, Area A venue And Rear Fa	nue, And , Area Af nue Faca ffected : . cades	Rear Facades fected : 15% des 30%	5	\$5,300	1
	Location : Beach A	venue Façade					
Pre-Cast Concrete	5% Now Cracking/Crumbling, Location: Beach A Joint Mortar Miss/Er Location: Window	venue Facade od, Extent : Severe			5	\$1,200	
Stucco Cement	25% Now Horizontal Cracks, E Location: Rear Fac Vertical Cracks, Exte Location: Rear Fac	cade nt : Severe, Area A			5	\$2,400	
Windows							
Aluminum	100% 2-4 Corrosion/Rusting, E Location: Beach A Unit Inoperable, Exte Location: Second I Other Observation, E Location: Through Explanation: Units	venue Facade, Seco ent : Moderate, Are Floor, Window Boa Extent : Moderate, 2 out	ond Floor ea Affecte rded Up Area Affe	d : 5% cted : 100%	5 poses	\$400	
Parapets							
Cast Stone/Terra Cotta	7% Other Observation, E Location: Roof Explanation: Obse			**: 100%	5	\$200	
Masonry: Brick	90% Other Observation, E Location: Roof Explanation: Obse	extent : Light, Area	LIFE Affected	**	5	\$400	
Pre-Cast Concrete	3% Other Observation, E Location: Roof Explanation: Obse.	Extent : Light, Area	LIFE Affected	**: 100%	5	\$100	

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

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

Asset #: 14321

Architecture	Current	Repair	Future	Replacement	M	aintenance	
ystem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
xterior Roof							
Asphalt Shingle	15%		2035	* *	10	\$100	
	Other Observation, I Location: Roof				ound		
Metal, Corrugated	20% 0-2	1ccess Due To Secur \$2,900	2052	**	1		
wiciai, Corrugateu	Deformed/Dented, E Location: Front C	Extent : Moderate, A		ed : 50%	1		
Modified Bitumen	65%		2037	* *	10	\$1,800	
	Other Observation, I Location : Roof	_		100%			
<del> </del>	Explanation : No A	Access, No Interior I	Leaks				
nterior Floors							
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	
	Cracking/Crumbling Location : First An		rea Affecto	ed : 10%			
Wood	40% 2-4	\$7,100	2060	* *	5	\$2,300	
	Deteriorated Finish, Location: First An		ea Affecte	d : 30%			
	Split/Cracked, Exten Location: First An		Affected :	15%			
Interior Walls	Location : First An	ia secona r toors					
Cast in Place Concrete	15%		LIFE	* *			
Ceramic Tile	10%		2041	* *	5	\$800	
Gypsum Board	50% 2-4	\$1,000	LIFE	* *	5	\$2,300	
Gypsum Board	Cracking/Crumbling Location: Baseme	, Extent : Severe, A		ed : 5%	3	Ψ2,500	
	Recent Repair Evide		rea Affect	ed : 2%			
		oor Basement Stair					
Wood	25% 0-2	\$26,200	LIFE	* *	5	\$7,600	
,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	Misaligned/Bulging,			cted : 50%	5	Ψ7,000	
		hout Second And Th					
	Split/Cracked, Exten						
	Location : Through	hout					
Ceilings	• • • •						
Exposed Struc: Wood	20%		LIFE	* *	_	<b>#4.200</b>	
Gypsum Board	55%		LIFE	**	5	\$4,200	
	Recent Replace Evid Location : Basmen		Area Affec	ciea : 2%			
Plaster	25% 0-2	\$4,500	LIFE	* *	5	\$1,000	
	Patching Evident, Ex Location: First Flo		rea Affecte	ed : 20%			

#### Site Enclosure

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

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

Asset #: 14321

	Current Rep	air	Futur	e Replacement	M	aintenance	
% of Total	Fail Date Es (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
100%			2042	* *			
Other Obs	servation, Exte	nt : Moderate, 1	Area Affe	ected : 50%			
Location	ı : Watson Aver	ше					
Explana	tion : Fence Le	eaning					
100%	0-2	\$500	2045	* *			
Cracking/	Crumbling, Ex	tent : Light, Arc	ea Affecte	ed : 3%			
Location	ı : Beach Avenı	ue					
Tripping H	Hazard, Extent	: Light, Area A	fected : .	3%			
Location	ı : Beach Avenı	ue					
100%	Now	\$2,400	2041	* *			
Cracking/	Crumbling, Ex		rea Affec	eted : 100%			
_	_		00				
	_		a Affecte	d : 15%			
			33				
	_						
	100% Other Obstantial Location Explana  100% Cracking/ Location Tripping H Location Cracking/ Location Other Obstantial	% of Fail Date Esternal (Years)  100%  Other Observation, External Location: Watson Average Explanation: Fence Leader Explanation: Beach Avenation: Action of Parking Avenation: Action of Action Action: At Parking Avenation: Action of Act	Total (Years)  100% Other Observation, Extent: Moderate, A Location: Watson Avenue Explanation: Fence Leaning  100% 0-2 \$500 Cracking/Crumbling, Extent: Light, Are Location: Beach Avenue Tripping Hazard, Extent: Light, Area Al Location: Beach Avenue  100% Now \$2,400 Cracking/Crumbling, Extent: Severe, An Location: Parking Area Other Observation, Extent: Severe, Area Location: At Parking Area	% of Fail Date Estimated Cost Total (Years)  100%  2042  Other Observation, Extent: Moderate, Area Affected Explanation: Fence Leaning  100%  0-2  \$500  2045  Cracking/Crumbling, Extent: Light, Area Affected Education: Beach Avenue  Tripping Hazard, Extent: Light, Area Affected: Location: Beach Avenue  100%  Now  \$2,400  2041  Cracking/Crumbling, Extent: Severe, Area Affected Education: Parking Area  Other Observation, Extent: Severe, Area Affected Education: At Parking Area	% of Fail Date Estimated Cost Total (Years)  100%  2042  **  Other Observation, Extent: Moderate, Area Affected: 50% Location: Watson Avenue Explanation: Fence Leaning  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  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	% of Fail Date Estimated Cost Total (Years)  100%  2042  **  Other Observation, Extent: Moderate, Area Affected: 50% Location: Watson Avenue Explanation: Fence Leaning  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  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	No of Total   Cycle (Years)   Stimated Cost   FY   Estimated Cost   Cycle (Yrs)

Electrical	Current Rep	air Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Es Total (Years)	stimated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priorit
Jnder 600 Volts						
Service Equipment						
Molded Case Bkrs	100%	2032	\$31,800	5	\$100	
	Other Observation, Exten	nt : Light, Area Affected	: 100%			
	Location: Basement					
	Explanation: One 200	Ampere Main Disconne	ct 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, Location: Throughout	0 00	ected : 100%			

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

Asset #: 14321

Electrical	Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Lighting							
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	80%						
Generic	20%		2032	\$1,500	1	\$300	
	Other Observation, I	-	Affected	: 100%			
	Location : Through	out The Building					
	Explanation: CCT	V Surveillance Can	ieras				
Fire/Smoke Detection							
No Component	70%						
Generic, Digital	30%		2037	* *	1-3	\$800	
	Other Observation, I	-	Affected	: 100%			
	Location : Through	out The Building					
	Explanation: Smok	ke Detector, Alarm I	Bell, Hor	n, Pull Box Station	a And Fir	e Alarm Panel	

Mechanical	Current l	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating							
Energy Source							
Natural Gas	100%		2052	* *	1		
Conversion Equipment							
Hot Water Boiler	100% 0-2	\$2,100	2030	\$42,300	1	\$1,800	
	Corroded, Extent : M	loderate, Area Affec	eted : 5%				
	Location : Basemer	ıt. Corroded Boiler	Shell				
	On Extended Life, Ex	tent : Moderate, Ar	ea Affect	ed: 100%			
	Location: Basemer	ıt					
	Other Observation, E	Extent : Light, Area .	Affected	: 100%			
	Location : Basemer	nt Boiler Room					
	Explanation: 1 Un	it, Hart And Grouss	e Corp	- 120,000 Btu/hr			
Distribution							
Hot Wtr Piping/Pump	100%		2040	* *	4	\$300	
Terminal Devices							
Convector/Radiator	100%		2037	* *	1	\$1,300	
	Other Observation, E	Extent : Light, Area .	Affected	: 100%			
	Location : Perimete	er Walls					
	Explanation: Cast	Iron Baseboard Rad	diators				
Air Conditioning							
Energy Source							
Electricity	100%		2040	* *	1		

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

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

Asset #: 14321

Mechanical	echanical Current Repair		Repair	Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
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%		\$100	2032	\$100	2		
		_	nt : Moderate, Ared					
			Floor Bathroom, D	·				
			Extent : Light, Area	Affected	: 10%			
		: 2nd Floo	•					
	Explanat	tion : Bathr	room Only					
No Component	95%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2042	* *	1		
Water Heater With Tanks								
Gas Fired	100%			2027	\$16,700	2		
		Other Observation, Extent : Light, Area Affected : 100%						
	Location	: Basemer	ıt Boiler Room					
	Explanat	tion : 40 G	allon Rheems					
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Fixtures								
Generic	100%							

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<sup>\*\*</sup> 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	
Total	\$142,300	\$74,100
Importance Code A	\$62,600	
Importance Code B	\$79,700	\$74,100
Total	\$142,300	\$74,100

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			
Total	\$110,400	\$6,100	\$6,200	\$26,200
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	
Total	\$110,400	\$6,100	\$6,200	\$26,200



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

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

Asset #: 14322

rchitecture	Current Repair Future Replacement					Maintenance		
stem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
terior								
Exterior Walls								
Masonry: Brick	70% Now Corrosion/Rusting, Ex Location: Window I Diagonal Cracks, Exte Location: Beach Av Horizontal Cracks, Ex Location: Beach Av Joint Mortar Miss/Erc Location: Beach Av Worn/Eroded, Extent: Location: Beach Av	intels, Beach Ave ent : Severe, Area enue Facade tent : Severe, Area enue Facade d, Extent : Severe enue Facade, Win Severe, Area Affe enue Facade	nue Faca Affected a Affected , Area Af dow Sill cted : 20	nde : 5% d : 5% Fected : 10%	5	\$5,300		
Pre-Cast Concrete	5% 2-4 Cracking/Crumbling, Location: Beach Av Joint Mortar Miss/Erc Location: Window S	enue Facade od, Extent : Severe			5	\$1,200		
Stucco Cement	25% Now Cracking/Crumbling, Location: North And Diagonal Cracks, Extended to the control of the	d West Facades ent : Severe, Area d Rear Facades etent : Severe, Area d Rear Facades t : Severe, Area <u>A</u>	Affected a Affected	: 60% d : 60%	5	\$2,400		
Windows								
Aluminum	100% 2-4 Other Observation, Ex Location: Througho Explanation: Units	ut			5 poses	\$400		
Parapets	•			•	•			
Cast Stone/Terra Cotta	7% Other Observation, Ex Location: Roof Explanation: Obser			**: 100%	5	\$200		
Masonry: Brick	90% Other Observation, Ex Location: Roof Explanation: Obser	_		* *	5	\$400		
Pre-Cast Concrete	3% Other Observation, Ex Location: Roof Explanation: Obser	ctent : Light, Area	LIFE Affected	**	5	\$100		

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

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

Asset #: 14322

Architecture	Current Repair		Future	Replacement	Maintenance			
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year l FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
exterior								
Roof	1.50/		2025	* *	10	¢100		
Asphalt Shingle	15% Other Observation, E Location: Roof Explanation: No A			00%	10	\$100		
Metal, Corrugated	5% 0-2	\$700	2052	* *	1			
inzerma, confingence	Deformed/Dented, E. Location : Front Co	xtent : Moderate, A		ed : 50%	-			
Modified Bitumen	80% Now	\$2,400	2037	* *				
	Water Penetration, E Location: Observe Other Observation, E Location: Roof Explanation: No A	d From The Groun Extent : Light, Area	d, Area Abo Affected :	ove Room 3. 100%				
nterior	Explanation : 110 11	ecess Due 10 Seeur	uy 1 urpos	<u> </u>				
Floors								
Cast in Place Concrete	25%		LIFE	* *	5	\$3,300		
Ceramic Tile	5%		2035	* *	5	\$300		
Vinyl Tile	45% 0-2 Cracking/Crumbling Location: Through Uneven Substrate, Ex	out	2032 e, Area Affe		3	\$1,000		
	Location: 3rd Floo Worn/Eroded, Extent Location: Through	or Sloped, 2nd Floo : Moderate, Area A	r Kitchen I	Depressed				
Wood	25% 2-4 Deteriorated Finish, Location: First An Split/Cracked, Extent Location: First An	d Second Floors t : Moderate, Area .			5	\$1,400		
Interior Walls								
Cast in Place Concrete	15% Vertical Cracks, Exte Location : Basemer		LIFE a Affected	**				
Ceramic Tile	5%		2041	* *	5	\$400		
Gypsum Board	55% 2-4 Worn/Eroded, Extent Location: Through		LIFE	**	5	\$2,500		
Wood	25% Now Misaligned/Bulging, Location: Through Split/Cracked, Extend Location: Through	out Second And Th t : Moderate, Area .	ird Floors Affected : 3		5	\$7,600		

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

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

Asset #: 14322

Architecture		Current Repair		Futui	re Replacement	М		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
nterior								
Ceilings	1.50/	NT.	ΦΩ ΩΩΩ	2052	* *	_	<b>\$500</b>	
AcousTileSusp.Lay-In	Broken/M	Now issing Elem : Basemer	\$8,900 nents, Extent : Seven	2052 re, Area		5	\$500	
	Cracking/		Extent : Moderate	, Area Aj	ffected : 10%			
	_	Discoloring 1 : Basemer	, Extent : Moderate nt	, Area A	ffected : 5%			
Exposed Struc: Wood	10%			LIFE	* *			
Gypsum Board	75%	0-2	\$3,900	LIFE	* *	5	\$5,700	
<b>71</b>		r/Impact D 1 : Through	amage, Extent : Mo out	oderate, .	Area Affected : 5%			
			nt, Extent : Light, A oor, Bad Craftsman		cted : 2%			
			xtent : Moderate, A por At Repair Area,					
Site Enclosure								
Fence/Gates								
Chain Link	100%			2042	* *			
ite Pavements Public Sidewalk								
Cast in Place Concrete	_		\$300 Extent : Moderate venue	2045 , Area Aj	* * ffected : 5%			
Parking/Driveway								
Asphalt	100%	Now	\$2,400	2041	* *			
-	Other Obs	ervation, E	Extent : Light, Area	Affected	: 15%			
	Location	ı : At Parki	ng Area					
	Explana	tion : Crac	king					

lectrical	Current Repair	Future Re	Future Replacement		Maintenance	
ystem Component Type	% of Fail Date Estimated Co Total (Years)	ost Year Est FY	timated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
nder 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2032	\$3,700	5		
	Other Observation, Extent : Light, A	rea Affected : 10	0%			
	Location: Basement					
	Explanation : One 200 Ampere Mo	ain Disconnect Sv	vitch			
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		

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

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

Asset #: 14322

Electrical	Current Repair	Futur	Future Replacement		Maintenance			
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority		
Inder 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			
	Other Observation, Extent: Light, Area Affected: 100%							
	Location : Throughout The Buildin	g						
	Explanation: T-8 Lamps							
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%							
Marm								
Security System								
No Component	90%							
Generic	10%	2027	\$700	1	\$200			
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Throughout The Buildin	-						
	Explanation: CCTV Surveillance (	Cameras						
Fire/Smoke Detection								
No Component	90%							
Generic, Digital	10%	2037	* *	1-3	\$300			
	Other Observation, Extent : Light, A	00	: 100%					
	Location : Throughout The Buildin	0						
	Explanation : Smoke Detector, Ala	rm Bell, Hor	n, Pull Box Station	ı And Fir	e Alarm Panel			

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

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

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

Asset #: 14322

Mechanical	Current	Repair	Futur	e Replacement	M		
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Conversion Equipment	1000/ 37	<b>**</b> 100	• • • •	<b>* 10.0</b> 00		44.000	
Hot Water Boiler	100% Now	\$2,100	2030	\$42,300	1	\$1,800	
	Corroded, Extent: M						
	Location: Basemen			Factor 1. 1000/			
	Obsolete Equipment, Location : Basemen			eciea : 100%			
	Other Observation, I		_	. 100%			
	Location: Basemer	- C	Ајјестец	. 100/0			
	Explanation: 1 Un		se - 120 (	000 Rtu/hr			
Distribution	Explanation . 1 Ch	ii Hari Hia Grous.	120,0	oo Builli			
Hot Wtr Piping/Pump	100%		2040	* *	4	\$300	
Terminal Devices							
Convector/Radiator	100%		2037	* *	1	\$1,300	
	Other Observation, I	Extent : Light, Area	Affected	: 100%			
	Location : Perimet	er Walls					
	Explanation : Cast	Iron Baseboard Ra	diators				
Air Conditioning							
Energy Source	1000/		20.40	* *			
Electricity	100%		2040	* *	1		
Conversion Equipment	700/		2027	<b>#10.600</b>			
Window/Wall Unit	70%		2027	\$10,600	1		
No Component Ventilation	30%						
Distribution							
Distribution  Ductwork/Diffusers	10%		LIFE	* *	2-5	\$200	
No Component	90%		LII L		23	Ψ200	
Exhaust Fans	3070						
Roof	5%		2032	\$400	2		
	Other Observation, I	Extent : Light, Area					
	Location : Side Of						
	Explanation: Kitch	en Exhaust Is Duci	ted Out C	of The Building And	d Up To .	An Exhaust Fan	
	On Roof						
Wall Unit	5%		2032	\$100	2		
No Component	90%						
Plumbing							
H/C Water Piping	1000/		20.42				
Brass/Copper	100%		2042	* *	1		
Water Heater With Tanks	1000/		2020	¢1.6.700	2		
Gas Fired	100%	Extant : Light Anga	2030	\$16,700	2		
	Other Observation, I Location : Basemer	-	луестей	. 100/0			
	Explanation: 1 Un		city 40 G	allons			
Sanitary Piping	Exprandition . 1 On	Smill Capa	, 10 0				
Cast Iron	100%		LIFE	* *	1		
Backflow Preventer	200,0						
Generic	100%		2032	\$1,800	1	\$300	
				¥1,000	-	4230	

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

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

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

Asset #: 14322

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

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

<sup>\*\*</sup> 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

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



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

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

Asset #: 15274

Architecture		Current I	Repair	Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Exterior								
Exterior Walls								
Masonry: Brick	98%			LIFE	* *	5	\$9,800	
Wood	2%		\$4,200	2045	* *	5	\$500	
		Decay, Exter 1 : Door Su	nt : Severe, Area Afj rrounds	fected : (	50%			
Windows								
Aluminum	100%	1		2048	* *	5	\$1,300	
Roof								
Asphalt Shingle		Now	\$1,200	2041	* *			
			xtent : Severe, Area	Affected	d : 5%			
	Location	ı : Office Ai	rea Below					
Interior Floors								
Cast in Place Concrete	30%			LIFE	* *	5	\$2,600	
Ceramic Tile	5%			2041	* *	5	\$200	
Sheet Vinyl/Rubber	65%			2037	* *	5	\$3,900	
Interior Walls								
Ceramic Tile	5%			2041	* *	5	\$500	
Gypsum Board	95%			LIFE	* *	5	\$5,400	
Ceilings								
Gypsum Board	98%			LIFE	* *	5	\$4,200	
Metal Panel	2%			LIFE	* *	5	\$100	
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2067	* *			
Retaining Walls								
Cast in Place Concrete	98%			2067	* *			
Concrete Masonry Unit	2%			2052	* *			
Site Pavements								
On-Site Walkways								
Cast in Place Concrete		Now	\$1,100	2045	* *			
	Cracking/	Crumbling,	Extent : Severe, Ar	rea Affec	eted : 10%			
	Location	ı : Entrance	e Walkway					

Electrical	Current Repair	Future	Replacement	M		
System Component Type	% of Fail Date Estima Total (Years)	ted Cost Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Inder 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2052	* *	5		
	Other Observation, Extent : La	ight, Area Affected :	100%			
	Location: Basement					
	Explanation: One 200 Ampe	ere Main Disconnec	t Switch			
Switchgear / Switchboard						
Fused Disc Sw	100%	2052	* *	5		

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

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

Asset #: 15274

Electrical	Current Repair	Future Repla	acement	M	Maintenance		
System Component Type	% of Fail Date Estimated Cos Total (Years)	st Year Estim FY	ated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Inder 600 Volts		•				ı	
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			
Ground							
Grounding Devices							
Generic	100%	LIFE	* *	5			
Lighting							
Interior Lighting							
Fluorescent	95%	2037	* *	10	\$1,700		
	T-8 Lamps And Fixtures, Extent: Ligh		100%				
	Location: Throughout The Building						
Fluorescent	5%	2037	* *	10	\$100		
	Compact Fluorescent Light, Extent : I Location : First Floor	Light, Area Affecte	d : 100%				
Egress Lighting							
Emergency, Battery	50%	2037	* *	10	\$200		
Exit, Service	50%	2037	* *	1			
Exterior Lighting							
HID	20%	2037	* *	10			
No Component	80%						
Marm						_	
Security System							
No Component	80%						
Generic	20%	2037	* *	1	\$200		
	Other Observation, Extent : Light, Ar						
	Location : Hallways And Exit Doors						
	Explanation : Intrusion Alarm And	Motion Sensor					
Fire/Smoke Detection							
No Component	70%						
Generic, Digital	30%	2037	* *	1-3	\$400		
	Other Observation, Extent: Light, Ar		i				
	Location: Throughout The Building						
	Explanation : Strobe Lights, Alarm . Panel	Bell, Horns, Smoke	Detectors,	Pull Box	c And Fire Alarm		

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

Heating

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

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

Asset #: 15274

Mechanical		Current Repair	Futu	e Replacement	Ma	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
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							
Convector/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%						

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

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

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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

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
Total	\$134,300	\$92,800
Importance Code A	\$134,300	
Importance Code B		\$92,800
Total	\$134,300	\$92,800

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
Total	\$24,200	\$1,400	\$1,900	\$1,900
Importance Code A	\$18,700	\$200	\$200	\$1,600
Importance Code B	\$5,500	\$1,200	\$1,700	\$300
Importance Code C				
Total	\$24,200	\$1,400	\$1,900	\$1,900



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

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

Asset #: 54

Architecture	Current Repair Future Replacement Maintenance				aintenance		
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Exterior							
Exterior Walls	000/ N	¢124200	LIEE	* *	_	¢1.6.700	
Masonry: Brick	98% Now Corrosion/Rusting, Location: Window Diagonal Cracks, E. Location: Facade Joint Mortar Miss/E	Lintels xtent : Moderate, Ar s	ea Affecte	ted : 5%	5	\$16,700	
	Location: Through		, 111 cu 11jj	cerea . 2570			
	Loose Units, Extent Location: Chimne	: Severe, Area Affec	ted : 2%				
Slate Panels	2% Now Broken/Missing Eler Location: Window Joint Mortar Miss/E Location: Window	, Sills rod, Extent : Moder			5	\$300	
Windows							
Aluminum	70% 0-2 Air Infiltration, Exte		2048 Affected	**	5	\$800	
Metal/Detention Type	30%		2042	* *	5	\$2,500	
Parapets Masonry: Brick	95% Other Observation, Location : Roof Pa		LIFE Iffected : :	**	5	\$1,600	
	Explanation: Inter	rior Face Covered C	Over With	Roofing Membrai	ne		
Metal Panel	5%		2042	* *	5	\$300	
Roof Modified Bitumen	100% Now Drains Clogged, Ext Location: East Ro Ponding, Extent: Se Location: East Ro	of Drain vere, Area Affected		* *			1
nterior		-5					
Floors							
Cast in Place Concrete	5% 4+ Cracking/Crumbling Location : Boiler I		LIFE , Area Aff	* * Pected : 2%	5	\$800	
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 Cracking/Crumbling Location: Baseme		LIFE , Area Aff	* * Pected : 1%	5	\$4,800	

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

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

Asset #: 54

Architecture	Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Dat Total (Years)	e Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Site Enclosure							
Retaining Walls							
Cast in Place Concrete	100%		2052	* *			
Site Pavements							
On-Site Walkways							
Asphalt	100%		2035	* *			

Electrical		Current Repair	Futur	e Replacement	ement Maintenance		
System Component Type		Fail Date Estimated Cost (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts							
Service Equipment							
Fused Disc Sw	100%		2042	* *	5		
		rvation, Extent : Light, Area	Affected	: 100%			
		Electrical Room Basement					
	Explanatio	on : One 400 Ampere Main I	Disconne	ct Switch			
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

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

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

Asset #: 54

Electrical	Current Repair	Future Rep	lacement	M	aintenance	
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year Estin	nated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Alarm						
Security System						
No Component	80%					
Generic	20%	2032	\$1,500	1	\$300	
	Other Observation, Extent	: Light, Area Affected : 100	%			
	Location : Hallway And I	Exit Doors				
	Explanation: Intrusion A	larm And Motion Sensor				
Fire/Smoke Detection						
No Component	70%					
Generic, Analog	30%	2037	* *	1-3	\$700	

Mechanical	Current Rep	pair Fut	ure Replacement	M	aintenance	
System Component Type	% of Fail Date Es Total (Years)	stimated Cost Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating						
Energy Source						
Natural Gas	100%	2042	**	1		
Conversion Equipment						
Hot Water Boiler	100%	2037	**	1	\$2,000	
	Other Observation, Exte	nt : Light, Area Affecte	d: 100%			
	Location: Basement					
	Explanation: 1 Gas Fi	ired Modular Hot Wate	r Boiler			
Distribution						
Hot Wtr Piping/Pump	100%	2040	* *	4	\$300	
Terminal Devices						
Convector/Radiator	100%	2037	**	1	\$1,300	
Air Conditioning						
Energy Source						
Electricity	100%	2040	* *	1		
Conversion Equipment						
Split Unit	100%	2032	\$92,800			
1	Other Observation, Exte	nt : Light, Area Affecte				
	Location : Basement, 1	0				
	Explanation: 3 Conder Piping Missing Insulati		tir Handling Units I	n Each F	loor. Refrigerant	
Distribution						
Ductwork/Diffusers	100%	LIFE	**	2	\$5,200	
/entilation						
Exhaust Fans						
Wall Unit	10%	2032	\$200	2		
	Other Observation, Exte	nt : Light, Area Affecte	d : 10%			
	Location: 1st Floor K	itchen And 2nd Floor I	Bathroom			
	Explanation : Exhaust	Fan Located Only In 1	st Floor Kitchen An	d 2nd Flo	oor Bathroom	
No Component	90%					
Plumbing	, , , ,					
H/C Water Piping						
Brass/Copper	100%	2042	**	1		

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

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

Asset #: 54

Mechanical	Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Plumbing						
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		
	Other Observation, Extent: Moderate,	Area Affe	cted : 100%			
	Location: Roof					
	Explanation: Roof Drain Clogged.					
Fixtures						
Generic	100%					
Fire Suppression						
Sprinkler						
No Component	90%					
Generic	10%	2042	* *	1-2	\$100	
	No Backflow Preventer, Extent : Moder Location : Basement	ate, Area	Affected : 100%			

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

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

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#### 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

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

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

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
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
Total	\$252,000	\$21,200	\$32,700	\$74,300
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	
Total	\$252,000	\$21,200	\$32,700	\$74,300



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

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

Asset #: 1947

Architecture		Current	Repair	Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
xterior								
Exterior Walls								
Cast in Place Concrete	3%			LIFE	* *	5	\$11,700	
Masonry: Brick	92%		\$115,000	LIFE	* *	5	\$71,500	
	-		tent : Moderate, Ar					
			oom Chimney, Livii	_		ig Skills I	Roof	
			od, Extent : Moder	ate, Area	ı Affected : 5%			
	Location	ı : Boiler R	oom Chimney					
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	
	-		tent : Moderate, Ar		ted : 50%			
			ace Of Upper Para					
		-	tent : Moderate, Ar		ed: 50%			
			ace Of Parapet Wa					
			derate, Area Affect	ed : 5%				
		: Through	out					
Pre-Cast Concrete	5%			LIFE	* *	5	\$2,800	
Roof								
Modified Bitumen	-	Now	\$443,000	2042	* *			1
			ere, Area Affected :					
		_	out Main Roof Area					
	_		vere, Area Affected	: 20%				
		_	out Main Roof					
			xtent : Severe, Area					
			On The 2nd Floor A					
Single Ply Membrane	20%			2037	* *	10	\$16,000	
Single Ply Membrane	23%		\$367,300	2042	* *			1
		~	amage, Extent : Se	vere, Are	a Affected : 25%			
		: Living Si	kills Roof					
Skylight, Metal/Glass	5%			2052	* *	10	\$13,300	
Soffits								
Cast in Place Concrete	100%			LIFE	* *	5	\$900	

Interior

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

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

Asset #: 1947

Architecture		Current l	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
nterior								
Floors	<b>5</b> 0/	4.	<b>** ** ** ** ** ** ** **</b>		* *	_	Ø.C. 1.0.0	
Cast in Place Concrete	5%	4+	\$4,600	LIFE		5	\$6,100	
	_	Crumbling, 1 : Boiler R	Extent : Moderate	, Area A <u>j</u>	tjected : 2%			
		: Boller R	oom					
Ceramic Tile	5%			2041	**	5	\$2,800	
Quarry Tile	15%	0-2	\$30,100	2045	* *	5	\$6,300	
	_	_	Extent : Moderate	, Area A <u>j</u>	ffected: 5%			
		: Basemer						
Sheet Vinyl/Rubber	40%	2-4	\$28,600	2037	* *	5	\$16,800	
			: Moderate, Area A	Iffected :	1%			
	Location	: Basemer	ıt					
Slate	5%			LIFE	* *	5	\$3,000	
Vinyl Tile	30%	Now	\$9,000	2037	* *	3	\$6,300	
	Adhesion	Failure, Ex	tent : Severe, Area	Affected	: 10%			
	Location	: Through	out					
	Worn/Eroo	led, Extent	: Moderate, Area A	Iffected :	15%			
	Location	: Through	out, Security Office	2 110				
Interior Walls								
Ceramic Tile	5%			2041	* *	5	\$2,400	
Concrete Masonry Unit	5%		\$4,500	LIFE	* *	5	\$1,000	
	-		tent : Moderate, Ar	ea Affeci	ted : 20%			
		: Water M						
			Extent : Moderate, A	lrea Affe	cted : 20%			
	Location	: Water M	ain Room					
Fiberglass Panel	35%			LIFE	* *			
Gypsum Board	40%	Now	\$5,300	LIFE	* *	5	\$11,700	
	Water Pen	etration, E	xtent : Moderate, A	rea Affe	cted : 2%			
	Location	: Living S	kills Room, Mold, I	Room On	2nd Floor, 2nd Fl	oor Hallı	way	
Metal Panel	10%			LIFE	* *			
Plaster		Now	\$1,200	LIFE	* *	5	\$700	
			Extent : Severe, A		ted : 2%			
	_	_	ls Top Floor					

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

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

Asset #: 1947

Architecture		Current Repair		Future Replacement			M				
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	Estimated Co	ost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority		
Interior											
Ceilings	100/		<b>4.6</b>	2015			_				
AcousTileSusp.Lay-In		Now	\$3,600	2045		* *	5	\$2,200			
			xtent : Severe, Area kills Room, Room 2			huan					
F 10 0						* *		<b>#200</b>			
Exposed Struc: Concret			\$5,400 Extent : Severe, A	LIFE		* *	5	\$300			
	_	_		rea Ajjec	tea : 5%						
	Location : Water Meter Room  Diagonal Cracks, Extent : Severe, Area Affected : 5%										
		ı : Water M		Пусстей	. 570						
Exposed Struc: Steel	3%			LIFE		* *					
Gypsum Board		Now	\$5,100	LIFE	:	* *	5	\$18,600			
Gypsum Board			xtent : Severe, Area		1 · 5%		3	\$10,000			
		ı : Living Sı		11)) 00100	. 570						
Metal Panel	10%			LIFE	:	* *	5	\$4,600			
Plaster	30%			LIFE	:	* *	5	\$7,000			
Site Enclosure	3070			- Lii L				Ψ7,000			
Fence/Gates											
Chain Link	5%			2052	:	* *					
Iron Picket	95%	2-4	\$26,800	2067	:	* *					
	Corrosion/Rusting, Extent: Moderate, Area Affected: 25%										
	Location: Throughout										
			Extent : Moderate,	Area Aff	fected : 50%						
	Location	i : Through	out								
Free Standing Walls			**								
Masonry: Brick		Now	\$8,400	2042		* *					
	_	_	Extent : Moderate	, Area Aj	ffected: 15%						
D	Location	i : Along Di	riveway								
Retaining Walls Cast in Place Concrete	400/	Now	\$9,500	2052	•	* *					
Cast in Place Concrete			\$9,300 Extent : Moderate								
	U	crumbung, 1 : South Wa		, Агеи Ај	jecieu . 570						
Masonry: Brick		Now	\$46,700	2042		* *					
Masonry. Brick											
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%  Location : Along Driveway										
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%										
		ı : Along Di		are, 117 ee	11111000000 . 207	0					
			Moderate, Area Aj	fected ·	20%						
		ı : Along Di		,							
Masonry: Fieldstone	10%		<u> </u>	2042	:	* *					
Site Payements	10/0			2072							

Site Pavements

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

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

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

Asset #: 1947

rchitecture	Current Repair		Future Replacement		Maintenance		
stem Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
e Pavements							
On-Site Walkways							
Cast in Place Concrete	5% Now	\$200	2052	* *			
	Cracking/Crumbling,	Extent : Moderate	, Area Aj	fected : 10%			
	Location: West Face	ade, Exterior Steps	S				
Masonry: Granite	5% Now	\$17,600	LIFE	* *			
•	Broken/Missing Eleme	ents, Extent : Sever	re, Area .	Affected : 10%			
	Location: Front Ent	ry Steps					
	Joint Mortar Miss/Ero	d, Extent : Severe,	, Area Aj	fected : 10%			
	Location : Front Ent	rance Steps					
	Misaligned/Bulging, E Location : Front Ent		Area Afj	fected : 2%			
Panel/Paver: Bluestone	90% Now	\$239,600	LIFE	* *	5	\$5,100	
Tunes Tunes Diuestone	Spalling, Extent : Seve Location : Througho	ere, Area Affected .	: 25%			. ,	
Parking/Driveway							
Asphalt	100% Now	\$58,900	2035	* *			
-	Cracking/Crumbling,	Extent : Light, Are	ea Affecto	ed : 25%			
	Location: Througho	ut					
Activity Yard							
Asphalt	100%		2041	* *			

Electrical	Current Repai	r Future Re	placement	M	aintenance	
System Component Type	% of Fail Date Esti Total (Years)	mated Cost Year Esti FY	mated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2042	* *	5	\$200	
	Other Observation, Extent	: Light, Area Affected : 100	0%			
	Location : Electrical Roo	m Basement				
	Explanation: One 3,000	Ampere Main Disconnect S	Switch			
Switchgear / Switchboard						
Fused Disc Sw	90%	2042	* *	5	\$100	
Molded Case Bkrs	10%	2042	* *	5	\$100	
Raceway						
Conduit	100%	2042	* *	1		
Panelboards						
Fused Disc Sw	5%	2040	* *	5		
Molded Case Bkrs	95%	2040	* *	5	\$900	
Wiring						
Thermoplastic	100%	2042	* *	1		
Motor Controllers						
Locally Mounted	100%	2037	* *	5	\$300	
Ground						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$600	
Stand-by Power						

Stand-by Power

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

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

Asset #: 1947

Electrical	Current Repa	ir Futu	Future Replacement		Maintenance				
System Component Type	% of Fail Date Est Total (Years)	timated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority			
tand-by Power									
Transfer Switches					*				
Automatic	100%	2037	* *	1	\$11,500				
Generators	1000/	2025	* *	1	Φ1.4. <b>7</b> 00				
Diesel	100% Other Observation, Exten	2035		1	\$14,500				
	Location : Outside The		. 100/0						
	Explanation: One 100	0							
Batteries	Explanation . One 100 I	XIIOWIIIS							
Lead/Acid	100%	2025	\$2,400	5	\$1,400				
Fuel Storage			, , , , , ,		, ,				
Main Tank	50%	2047	* *	5					
No Component	50%								
ighting									
Interior Lighting									
Fluorescent	80%	2037	* *	10	\$27,500				
	T-8 Lamps And Fixtures,		ected : 100%						
	Location : Throughout T								
LED	20%	2040	* *						
Egress Lighting	<b>7.7</b> 0 /	2025	* *						
Emergency, Service	55%	2037	* *	l					
Exit, Service	45%	2037		1					
Exterior Lighting LED	20%	2040	* *						
No Component	80%	2040							
ightning Protection	0070								
Arresters/Cabling									
Generic	100%	2047	* *	5	\$800				
larm									
Security System									
No Component	80%								
Generic	10%	2037	* *	1	\$1,400				
	Other Observation, Exten		' : 100%						
	Location : Inside And O								
	Explanation: CCTV Sur		<b></b>		0.1.100				
Generic	10%	2032	\$6,900	1	\$1,400				
	Other Observation, Extent: Light, Area Affected: 100%								
	Location : Hallway And								
Fire/Smoke Detection	Explanation: Intrusion	Aturm And Motion Sen	SUr						
No Component	70%								
Generic, Digital	30%	2037	* *	1-3	\$6,900				
Concine, Digital	Other Observation, Exten		' : 100%		ψ0,200				
	Location : Throughout I								
	Explanation : Strobe Lig	-	Detector, Pull Box	c, And Fi	re Alarm Panel				

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

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

Asset #: 1947

Mechanical	Current Repair			Futu	e Replacement	Maintenance					
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	Estimated Cost	Priority			
Heating	•			•				•			
Energy Source											
Electricity	20%			2052	* *	1					
Natural Gas	80%	ı		2052	* *	1					
Conversion Equipment											
Furnace	2%		\$100	2037	**	1	\$300				
	Malfunctioning, Extent : Moderate, Area Affected : 100% Location : 1st Floor										
	Other Observation, Extent: Light, Area Affected: 2%  Location: Lower Roof										
			ooj it Serving Basic Liv	vina Chil	l Contan						
Radiant Heater	$\frac{Explana}{10\%}$		ii serving basic Liv	2032		2	¢1.700				
Radiani Heater			Extent : Light, Area		\$95,300	2	\$1,700				
		n : Stairway		Ајјестеи	. 370						
			ectric Radiants								
No Component	88%		con to Italianis								
Distribution	0070	'									
Ductwork/Diffusers	2%	Now	\$1,000	LIFE	* *	2-5	\$400				
	Damaged		loderate, Area Affe	cted : 10	0%						
			r. Defective Air Flo								
Hot Wtr Piping/Pump	10%	Now	\$400	2048	* *	4	\$200				
1 5 1	Malfuncti	oning, Exte	nt : Moderate, Ared	a Affecte	d : 50%						
	Location	n : Boiler R	oom. Malfunctionii	ıg Circu	lating, Booster Pur	np					
No Component	88%	ı									
Air Conditioning											
Energy Source											
Electricity	50%			2048	* *	1					
Natural Gas	50%	ı		2052	* *	1					
Conversion Equipment	600/			2027	* *	2	<b>#1 400</b>				
Ext Pkg Unit -	60%			2037	<b>*</b> *	2	\$1,400				
Heating/Cooling	R_22 Rofr	igerant Fr	tent : Light, Area A	ffected ·	100%						
	Location		iem . Ligm, med n	уссиси.	10070						
			Extent : Light, Area	Affected	: 100%						
	Location			55							
		-	oftop Package Unit	S							
Ext Pkg Unit -	25%			2037	* *	2	\$600				
Heating/Cooling							• • • • • • • • • • • • • • • • • • • •				
Split Unit	10%			2032	\$86,900						
Window/Wall Unit	5%	ı		2027	\$6,900	1					
Distribution	<u> </u>	<u> </u>									
Ductwork/Diffusers	95%			LIFE	**	2	\$46,300				
Ductwork/Diffusers	5%		\$1,600	LIFE	**	2	\$2,400				
		_	Extent : Light, Area	a Affecte	d: 100%						
	Location	n : Upper Re	ooj								

Ventilation

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

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

Asset #: 1947

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

<sup>\*\*</sup> 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

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
Total	\$71,000	\$92,800
Importance Code A	\$71,000	
Importance Code B		\$92,800
Total	\$71,000	\$92,800

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
Total	\$39,100	\$1,600	\$1,700	\$2,800
Importance Code A	\$24,300	\$200	\$200	\$1,000
Importance Code B	\$14,800	\$1,200	\$1,500	\$1,800
Importance Code C		\$200		
Total	\$39,100	\$1,600	\$1,700	\$2,800



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

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

Asset #: 30

rchitecture		Current Repair Future Replacement			e Replacement	M				
ystem Component Type		ail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority		
terior										
Exterior Walls										
Masonry: Brick	98%		\$71,000	LIFE	* *	5	\$8,800			
	Corrosion/R	_								
	Location:			1.CC4-J	. 100/					
			tent : Severe, Area .	Ајјестеа	: 10%					
		Location : Throughout Horizontal Cracks, Extent : Severe, Area Affected : 10%								
			Lintels, North Fac							
	Joint Morta									
	Location:									
	Misaligned/	Bulging,								
	Location:	North Fa	icade At Parapet W	Vall						
	-		xtent : Moderate, A	Area Affe	cted : 15%					
	Location:	Facade								
Slate Panels	2%		\$8,200	LIFE	* *	5	\$100			
		-	ents, Extent : Seve	re, Area .	Affected : 50%					
	Location:				1.00					
			od, Extent : Moder	ate, Arec	a Affected : 50%					
	Location:		Suus derate, Area Affect	ad · 25%	<u> </u>					
	Location :			eu . 25/6	,					
Windows										
Aluminum	70%	0-2	\$4,200	2048	* *	5	\$500			
	Vandalism, I	Extent : S	evere, Area Affecte	d : 5%						
			ape, Damaged Win							
			xtent : Moderate, A	Area Affe	cted: 2%					
	Location:									
3.6 × 1/15 × × 1 × 17		on : Board	ded Lower Half Of		* *		<b>01.400</b>			
Metal/Detention Type	30%			2042	* *	5	\$1,400			
Parapets Masonry: Brick	95%			LIFE	* *	5	\$900			
Masonry. Brick		Growth F	xtent : Light, Area			3	\$900			
	Location:		mem : Bigm, IIrea	11,500000	. 2070					
Metal Panel	5%			2052	* *	5	\$200			
Roof	2,0						Ψ200			
Modified Bitumen	100%	Now	\$11,700	2037	* *			1		
	Ponding, Ex	tent : Sev	ere, Area Affected	: 20%						
	Location:									
			xtent : Severe, Area	ı Affected	d : 5%					
	Location :	Boundrie	es Room Below							

Interior

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

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

Asset #: 30

Architecture		Current I	Repair	Futur	e Replacement	M	aintenance		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
nterior									
Floors						_			
Cast in Place Concrete	5%		\$600	LIFE	**	5	\$700		
	_	Crumbling, 1 : Boiler R	Extent : Moderate oom	, Area A <u>j</u>	ffected : 2%				
Ceramic Tile	5%			2035	* *	5	\$300		
Vinyl Tile	90%			2037	* *	3	\$2,300		
Interior Walls									
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		
Ceilings									
Plaster	70%	Now	\$13,900	LIFE	* *	5	\$2,900		
	Broken/Missing Elements, Extent : Severe, Area Affected : 15% Location : First Floor And Basement Classroom								
	Water Penetration, Extent : Severe, Area Affected : 15%								
	Location	ı : First Flo	oor And Basement (	Classrooi	m, 2nd Floor Boun	dries Ro	om		
Plaster	30%			LIFE	* *	5	\$1,300		
Site Enclosure									
Retaining Walls									
Cast in Place Concrete	100%			2052	* *				
	Cracking/ Location		Extent : Light, Are	ea Affecte	ed : 10%				
Site Pavements									
On-Site Walkways									
Asphalt	100%			2035	* *				

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

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

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

Asset #: 30

Electrical	Current Repair	Current Repair Future Repla		cement Maintenance			
System Component Type	% of Fail Date Estin Total (Years)	nated Cost   Year Estim FY	ated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Ground							
Grounding Devices							
Generic	100%	LIFE	* *	5	\$100		
Lighting							
Interior Lighting					*		
Fluorescent	10%	2037	**	10	\$400		
	Compact Fluorescent Light, Extent: Light, Area Affected: 100%						
	Location : Staircases And						
LED	90%	2040	* *				
Egress Lighting							
Emergency, Battery	50%	2037	* *	10	\$500		
Exit, Service	50%	2037	* *	1			
Exterior Lighting							
LED	20%	2037	* *				
No Component	80%						
Alarm							
Security System	0.007						
No Component	80%	2027	ф <b>7</b> 00	1	<b>#200</b>		
Generic	10%	2027	\$700	1	\$200		
	Other Observation, Extent: Light, Area Affected: 100%						
	Location : Hallway And Exit Doors  Explanation : Intrusion Alarm And Motion Sensor						
			* *	1	Ф200		
Generic	10%	2037		1	\$200		
	Other Observation, Extent : Light, Area Affected : 100% Location : Inside And Outside						
	Location : Instae Ana Outstae Explanation : CCTV Surveillance Cameras						
Fire/Smoke Detection	Explanation : CCIV Surve	eniance Cameras					
No Component	70%						
Generic, Digital	30%	2037	* *	1-3	\$700		
Generic, Digital				1-3	\$700		
	Other Observation, Extent : Light, Area Affected : 100% Location : Throughout The Building						
	_	s Buttaing Smoke Detector, Pull Box Ar	nd Fire Ala	rm Panal			
	Бърганинон . Вен, 110т,	Smore Detector, I un box Ar	a I HE AIUI	m i unel			

lechanical	Current Repair	Current Repair Futur		Maintenance		
ystem Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
eating						
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 H	ot Water	Boiler			
Distribution						
Hot Wtr Piping/Pump	100%	2040	* *	4	\$300	

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

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

Asset #: 30

echanical Current Repair		air Futur	e Replacement	Maintenance		
System Component Type	% of Fail Date Es Total (Years)	timated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating						
Terminal Devices						
Convector/Radiator	100%	2037	* *	1	\$1,300	
Air Conditioning						
Energy Source						
Electricity	100%	2040	* *	1		
Conversion Equipment						
Split Unit	100%	2032	\$92,800			
	Other Observation, Exter		: 100%			
	Location: Basement, 1s				D. D. G.	
	•	isers On The Roof . 3 Air	Handling Units O	n Each I	Gloor. Refrigerant	
Distribution	Piping Missing Insulati	оп Оп Коој .				
Distribution  Ductwork/Diffusers	100%	LIFE	* *	2	\$5,200	
Ventilation	10070	LIFE			\$3,200	
Exhaust Fans						
Wall Unit	10%	2032	\$200	2		
wan Omi	Other Observation, Exter		·	2		
		tchen And 2nd Floor Ba				
		Fan In 1st Floor Kitcher		athroom.		
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	
	No Backflow Preventer, I	Extent : Light, Area Affec	cted : 100%			
	Location: Basement					

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

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

Page: 36

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

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

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
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	
Total	\$2,961,000	\$7,095,600
Importance Code A	\$2,367,100	\$458,800
Importance Code B	\$165,200	\$6,636,800
Importance Code C	\$428,700	
Total	\$2,961,000	\$7,095,600

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
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
Total	\$458,200	\$72,000	\$68,900	\$55,800
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			
Total	\$458,200	\$72,000	\$68,900	\$55,800



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

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

Asset #: 4382

rchitecture	Current Repair	Future Replacement	Mai	ntenance	
ystem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
terior					
Exterior Walls	100/ 0.2 0.45.200	11PP **	-	<b>#01.000</b>	
Cast Stone/Terra Cotta	10% 0-2 \$45,300 Cracking/Crumbling, Extent: Light, Art Location: Throughout Staining/Discoloring, Extent: Moderate	-	5	\$91,000	
	Location: Throughout				
Masonry: Brick	80% Now \$149,900  Horizontal Cracks, Extent: Moderate, A Location: Throughout  Vertical Cracks, Extent: Severe, Area A Location: Throughout		5	\$93,200	
	Water Penetration, Extent : Moderate, A	1rea Affected : 10%			
	Location : Gymnasium Clerestory				
Metal Panel	5% Now \$7,500 Deformed/Dented, Extent: Light, Area Location: Throughout	2052 * * * Affected : 10%	5	\$10,900	
Metal: Cage/Fence	5% Now \$32,600 Corrosion/Rusting, Extent: Light, Area Location: Throughout Deformed/Dented, Extent: Light, Area Location: Throughout		5	\$12,700	
Windows	Location : Intoughout				
Metal/Detention Type	100% Now \$1,830,500  Deteriorated Finish, Extent: Moderate,  Location: Throughout	2042 ** Area Affected : 60%	5	\$31,500	
Parapets					
Cast Stone/Terra Cotta	75%	LIFE **	5	\$84,800	
Metal Rail	15% 4+ \$7,200 Corrosion/Rusting, Extent : Light, Area Location : Throughout	2037 ** Affected : 10%	5	\$15,500	
Pre-Cast Concrete	10% 0-2 \$5,800 Water Penetration, Extent : Moderate, A Location : Gymnasium	LIFE ** Area Affected : 10%	5	\$9,200	

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

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

Asset #: 4382

Architecture	Curre	nt Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Da Total (Year	te Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Exterior							
Roof Metal Panel	30% Now Water Penetration Location: Gymr.	\$114,000 Extent : Moderate, 2 asium	2045 Area Affect	* * ted : 20%			
	Location : Gymr	, Extent : N/A, Area A asium unding Seam Metal Ro		100%			
Metal Panel	Location : Throu	, Extent : Light, Area			10	\$12,200	
Single Ply Membrane	Explanation: Mo 17% 2-4 Ponding, Extent: Location: Throw	\$45,400 Light, Area Affected :	2037	* *			
Single Ply Membrane Skylight, Plastic	43% 5% 4+	\$215,300 Extent : Moderate, A	2037 2037 rea Affecte	* * * * d : 100%	10 1	\$57,400	
Soffits							
Alum/Vinyl Siding Cast in Place Concrete	40% 60% 4+ Paint Peeling, Ext Location : Child	\$1,600 ent : Light, Area Affe Admissions	2052 LIFE cted : 15%	**	10 5	\$100 \$2,700	
nterior							
Floors Cast in Place Concrete	10% 0-2 Cracking/Crumbli Location : Basen	\$26,900 ng, Extent : Moderata nent	LIFE e, Area Aff	* * Pected : 5%	5	\$35,400	
Ceramic Tile	20% 0-2 Cracking/Crumbli Location : Throw	\$89,200 ng, Extent : Moderate ghout	2041 e, Area Aff	* * Pected : 10%	5	\$16,200	
Quarry Tile	5% 0-2 Cracking/Crumbli Location : Lobby	\$29,100 ng, Extent : Light, Ar And Kitchen	2037 rea Affected	* * d : 10%	5	\$6,100	
Sheet Vinyl/Rubber	10% 2-4 Worn/Eroded, Exte Location : Throw	\$20,700 ent : Light, Area Affec ghout	2032 cted : 10%	\$1,034,600	5	\$12,100	
Traffic Topping	10%		2032	\$754,600	5	\$20,200	
Vinyl Tile	Location : Basen Cracking/Crumbli	\$21,800 ements, Extent : Ligh nent ng, Extent : Moderate nnet, Corridors, And	e, Area Aff	ected : 5%	3	\$3,000	
Vinyl Tile	40%		2032	\$1,747,300	3	\$24,300	

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

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

Asset #: 4382

Architecture		Current I	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Interior								
Interior Walls								
Cast in Place Concrete	5%			LIFE	* *			
Ceramic Tile			\$34,900	2041	**	5	\$3,200	
	-	Trumbling, Through	Extent : Light, Are out	ea Affecte	ed : 30%			
Concrete Masonry Unit	40%	0-2	\$95,300	LIFE	* *	5	\$20,800	
	_	Crumbling, : Through	Extent : Light, Are out	ea Affecte	ed : 20%			
Glass: Single Pane	5%	4+	\$38,500	LIFE	* *	5	\$4,900	
Ç	_	oken/Crac : Through	ked, Extent : Light, out	, Area Af	fected : 20%			
Gypsum Board	40%	Now	\$14,200	LIFE	* *	5	\$31,200	
<b>71</b>		:/Impact D : Child Aa	amage, Extent : Lig	ght, Area	Affected: 2%			
Plaster	5%	Now	\$7,700	LIFE	* *	5	\$1,900	
	Location		xtent : Moderate, 2 out Bathrooms y Finish	Area Affe	cted : 100%			
Ceilings								
AcousTileConcealSpLn	_	4+ Crumbling, : Through	\$6,400 Extent : Light, Are out	2045 ea Affecte	* * ed : 10%	5	\$5,100	
Exposed Struc: Concrete	10%			LIFE	* *	5	\$2,500	
Exposed Struc: Steel	10%	Now	\$76,000	LIFE	**	· ·	Ψ=,ε σ σ	
1		etration, E. : Gymnasi	xtent : Light, Area	Affected	: 20%			
Gypsum Board	-	0-2 Crumbling, : Through	\$33,200 Extent : Moderate	LIFE , Area Aj	** ffected : 5%	5	\$121,400	
	Water Pen	etration, E.	xtent : Moderate, A r Sprinkler Holes	lrea Affe	cted : 10%			
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	* *			
		_	xtent : Light, Area unel Gates	Affected	: 5%			

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

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

Asset #: 4382

Architecture		Current I	Repair	Futui	re Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	Estimated Cos	t Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure								
Free Standing Walls								
Concrete Masonry Unit		·=	\$112,600	2042	*	*		
	Cracking/	Crumbling,	Extent : Light, Are	a Affecto	ed : 5%			
	Location	: Interior	Face Of Perimeter	Wall				
	Joint Mor	tar Miss/Er	od, Extent : Light,	Area Aff	ected : 5%			
	Location	: Interior	Face Of Perimeter	Wall				
Masonry: Brick	40%	Now	\$220,800	2042	*	*		
·	Cracking/	Crumbling,	Extent : Moderate	, Area Aj	ffected : 5%			
	Location	ı : NYPD G	ate Entry					
	Other Obs	ervation, E	Extent : Moderate, A	1rea Affe	ected : 15%			
	Location	i : Through	out Extrerior Wall					
	Explana	tion : Efflo	rescence					
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2037	*	*		
Parking/Driveway								
Asphalt	100%	Now	\$13,700	2041	*	*		
	Cracking/	Crumbling,	Extent : Light, Are	a Affecto	ed : 5%			
	Location	ı : Drivewa	y, Loading Dock Ai	ıd Parki	ng Lot			
	Potholes,	Extent : Lig	ght, Area Affected :	5%				
	Location	: Loading	Dock					
Activity Yard								
Cast in Place Concrete	50%			2045	*	*		
Pavers/Stone	50%			2041	*	*		

ectrical	Current Repair	Futur	e Replacement	M	aintenance		
stem Component Type	% of Fail Date Estimated Co. Total (Years)	st Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
der 600 Volts							
Service Equipment							
Air Circuit Breaker	100%	2042	* *	5	\$700		
	Other Observation, Extent : N/A, Area Affected : 100% Location : Electrical Room						
	Explanation: Two Main Service Di	sconnect Sw	vitches Rated At 40	000 Ampe	res Each.		
Switchgear / Switchboard							
Molded Case Bkrs	100%	2042	* *	5	\$3,300		
	Other Observation, Extent: N/A, Are Location: Electrical Room Explanation: Four Vertical Section		100%				
Raceway	Explanation . Four vertical Section	3					
Conduit	100%	2042	* *	1			
Panelboards							
Fused Disc Sw	5%	2040	* *	5	\$100		
Molded Case Bkrs	95%	2040	* *	5	\$3,100		
Wiring							
Thermoplastic	100%	2042	* *	1			

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

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

Asset #: 4382

Electrical	Current Repair	Future I	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimate Total (Years)	ed Cost   Year   E   FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Jnder 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	
	Other Observation, Extent: N/2	4, Area Affected : 10	00%			
	Location: Generator Room					
	Explanation : Emergency Ger	nerator Rated At 125	0 Kilowatts			
Batteries						
Nickel Cadmium	100%	2025	\$2,400	5	\$27,900	
Fuel Storage						
Main Tank	100%	2047	* *	5		
	Other Observation, Extent: N/L Location: Generator Room	4, Area Affected : 10	00%			
	Explanation: 275 Gallons Ro	ited Capacity				
Lighting						
Interior Lighting						
Fluorescent	50%	2032	\$928,700	10	\$57,300	
	Other Observation, Extent: N/2	4, Area Affected : 10	00%			
	Location: Hallways, Lobby, 1	Inmates Rooms				
	Explanation: Compact Fluor	escent Lights				
Fluorescent	10%	2032	\$185,700	10	\$11,500	
	Other Observation, Extent : N/2		· ·		, ,	
	Location : Offices					
	Explanation: T-5 Lamps					
Fluorescent	40%	2032	\$743,000	10	\$45,900	
Tuorescent	Other Observation, Extent : N/A			10	Ψ13,700	
	Location: Basement	1, 111 000 11,55 000000 1 1 0				
	Explanation: T-8 Lamps					
Egress Lighting						
Emergency, Service	50%	2032	\$37,600	1		
Exit, LED	50%	2047	**	1		
Exterior Lighting	2070	2017				
LED	30%	2040	* *			
No Component	70%	2040				
No Component	/0/0					

Alarm

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

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

Asset #: 4382

Electrical	Current Repair	Future Re	Future Replacement Maintenance		Maintenance		
System Component Type	% of Fail Date Estimated C Total (Years)	ost Year Esti FY	imated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Alarm							
Security System							
No Component	10%						
Generic	90%	2040	* *	1	\$42,000		
	Other Observation, Extent: N/A, Area Affected: 100%						
	Location : Lobby, Hallways, Inma	ites 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, A	rea Affected : 100%	6				
	Location : Throughout The Buildi	ng					
	Explanation : Strobe Lights, Mant Horns	ual Pull Stations, A	llarm Bells, Si	moke Dei	tectors And		

Mechanical		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of I Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating								
Energy Source								
Natural Gas	80%			2052	* *	1		
Interruptible Gas/Dual Fuel	20%			2052	* *	1		
Conversion Equipment								
Furnace	50%			2032	\$189,900	1	\$30,900	
	Location:	Roof	Extent : N/A, Area A		100%			
	Explanati	on : 12 Re	ooftop Package Uni	ts				
Furnace	30%			2040	* *	1	\$18,500	
	Other Obse Location :		Extent : N/A, Area A	ffected :	100%			
	Explanati	on : 5 Roc	oftop Package Unit	5				
Hot Water Boiler	20%			2037	* *	1	\$12,400	
	Other Observation, Extent : Light, Area Affected : 100% Location : Basement							
	Explanati	on : 2 Du	al Fuel Hot Water I	Boilers.	No.1 Unit Has Sch	eduled Te	o Be Replaced.	
Distribution								
Hot Wtr Piping/Pump	20%			2040	* *	4	\$1,800	
No Component	80%							
Terminal Devices								
Convector/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		

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

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

Asset #: 4382

Mechanical	Current	Repair	Future Replacement Maintenance		aintenance		
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Air Conditioning Conversion Equipment							
Ext Pkg Unit - Heating/Cooling	15% 0-2	\$15,400	2032	\$307,700	2	\$900	
c c	Other Observation, I	Extent : Moderate, 2	Area Affe	ected : 50%			
	Location: Roof						
	Explanation: R-22	Refrigerant. Ineffic					
Ext Pkg Unit - Heating/Cooling	65%		2040	* *	2	\$5,000	
	Other Observation, I Location : Roof	Extent : N/A, Area A	lffected :	100%			
	Explanation: R-41	0a					
No Component	20%	<u> </u>					
Ventilation	_0.0						
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$69,700	
Exhaust Fans							
Roof	20% Now	\$4,700	2032	\$47,400	2	\$600	
	Not in Service, Exten	it : Severe, Area Aff	ected : 2	0%			
	Location: Roof						
	Other Observation, I	Extent : Severe, Are	a Affecte	d : 70%			
	Location: Roof						
	Explanation : Urge Ventilation Relies (		epair Is F	Required Since Buil	ding Is E	Enclosed, Air	
Roof	30%		2040	* *	2	\$1,200	
Roof	50%		2032	\$118,400	2	\$1,900	
Plumbing							
H/C Water Piping	1000/		2012	di di			
Brass/Copper	100%		2042	* *	1		
Water Heater With Tanks	1000/		2020	<b>#17.700</b>	2		
Gas Fired	100%		2030	\$16,700	2		
Sanitary Piping	1000/		LIEE	* *	1		
Cast Iron	100%		LIFE		1		
Storm Drain Piping Cast Iron	100%		LIFE	* *	1		
Sump Pump(s)	10070		LIII		1		
Sump Pump(s) Submersible	100%		2026	\$3,800	4	\$2,600	
Sewage Ejector(s)	100/0		2020	Ψ3,000		Ψ2,000	
Electric	100%		2037	* *	4	\$7,500	
Fixtures						4.,2	
Generic	100%						
Vertical Transport							
Elevators							
Hydraulic	100%		LIFE	* *			
•	Other Observation, I	Extent : N/A, Area A	Iffected :	100%			
	Location : 1 Freigh	nt Unit From Basem	ent To 31	rd Floor, 1 Passeng	ger Unit I	From 1st To 3rd	
	Floor	**					
	Explanation: Two	Units					

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

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

Asset #: 4382

Mechanical	Current Repair	Future	Replacement	Ma	aintenance	
System Component Type	% of Fail Date Estimate Total (Years)	ed Cost   Year   FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
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	
	Other Observation, Extent: N/A	4, Area Affected : 10	00%			
	Location: Kitchen					
	Explanation: 2 Sets					

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

<sup>\*\*</sup> 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

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

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
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
Total	\$192,400	\$41,200	\$89,400	\$50,800
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			
Total	\$192,400	\$41,200	\$89,400	\$50,800



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

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

Asset #: 4383

(	Current Rep	oair	Future Replacement		Maintenance		
		stimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
			LIFE	* *	5		
-				* *			
				* *	5	\$16,500	
		_	Affected	: 100%			
	n : Perfora	ted Panels					
				* *	5	\$4,100	
		-	Affected	: 100%			
Explanatio	n : Enclose	d Sally Port					
20%	0-2	\$26,700	LIFE	* *	5	\$61,300	
			, Area A <u>f</u>	fected : 10%			
Location:	Throughout	•					
5%			2051	* *	5	\$17,700	
98%	0-2	\$462,500	2051	* *	5	\$23,900	
				: 50%			
Location : Plexi Replaced On First Floor Only							
Explanatio	n : Steel Fr	ames With High	Strength	Plexiglass Glazing	g		
2%			2034	* *	10	\$1,700	
		\$4,000	LIFE	* *	5	\$1,600	
Joint Mortar	· Miss/Erod,	Extent : Moder	ate, Area	Affected : 15%			
Location:	Staff Terrac	:e					
Water Penetr	ration, Exte	nt : Severe, Area	Affected	l : 10%			
Location:	At Staff Ter	race Into Hall B	elow				
10%	4+	\$1,900	2044	* *	5	\$5,300	
Corrosion/R	usting, Exte	nt : Light, Area	Affected	: 15%			
	_ :	-					
Location:	Pitch Pocke	ets					
	% of Fortal  65% 5% 4% Other Obser Location: Explanation 20% Staining/Dis Location: 5%  98% Other Obser Location: 5%  10% Joint Mortan Location: Water Penetal Location: 10%	% of Fail Date E Total (Years)  65% 5% 4%  Other Observation, Externation: Perimeter E Explanation: Perimeter E Explanation: South Facat Explanation: Enclosed 20% 0-2  Staining/Discoloring, Externation: Throughout 5%  98% 0-2  Other Observation, Externation: Plexi Replate Explanation: Steel Free 2%  10% Now Joint Mortar Miss/Erod, Location: Staff Terrac Water Penetration, Externation: At Staff Terrac Union At Staff Terrac Union At Staff Terrac	% of Fail Date Estimated Cost Total (Years)  65% 5% 4%  Other Observation, Extent: Light, Area Location: Perimeter Balconies Explanation: Perforated Panels  1%  Other Observation, Extent: Light, Area Location: South Facade Explanation: Enclosed Sally Port  20% 0-2 \$26,700  Staining/Discoloring, Extent: Moderate Location: Throughout  5%  98% 0-2 \$462,500  Other Observation, Extent: Light, Area Location: Plexi Replaced On First Flo Explanation: Steel Frames With High  2%  10% Now \$4,000  Joint Mortar Miss/Erod, Extent: Moderate Location: Staff Terrace Water Penetration, Extent: Severe, Area Location: At Staff Terrace Into Hall B  10% 4+ \$1,900	Wo of Fail Date Estimated Cost Total (Years)   Year FY	65% LIFE ** 5% 2044 ** Other Observation, Extent: Light, Area Affected: 100% Location: Perimeter Balconies Explanation: South Facade Explanation: Enclosed Sally Port  20% 0-2 \$26,700 LIFE ** Staining/Discoloring, Extent: Moderate, Area Affected: 10% Location: Throughout  5% 2051 **  98% 0-2 \$462,500 2051 **  Other Observation, Extent: Light, Area Affected: 50% Location: Steel Frames With High Strength Plexiglass Glazing 2% 2034 **  10% Now \$4,000 LIFE **  Joint Mortar Miss/Erod, Extent: Moderate, Area Affected: 15% Location: Staff Terrace Water Penetration, Extent: Severe, Area Affected: 10% Location: At Staff Terrace Into Hall Below	10	Setimated Cost   Seti

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

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

Asset #: 4383

Architecture	Current Repair	Future Replacement	Future Replacement Maintenance			
System Component	% of Fail Date Estimated Cos		Cycle	<b>Estimated Cost</b>	Priority	
Туре	Total (Years)	FY	(Yrs)			
Exterior		•	•		•	
Roof	50/					
Cast in Place Concrete	5%	LIFE				
Metal, Corrugated	20%  Record Renain Evident Entent : N/4	2044	1			
	Recent Repair Evident, Extent: N/A, A Location: Roof	Area Affectea : 100%				
Metal Panel	10%	2036 **	10	\$24,600		
Metal Fallel	Corrosion/Rusting, Extent: Light, Are		10	\$24,000		
	Location: Throughout	tu njjecicu i 570				
	Other Observation, Extent : Moderate	e. Area Affected : 100%				
	Location : Above Balconies	,,				
	Explanation : Perforated Metal Scre	eens				
Modified Bitumen	60%	2039 **	10	\$80,600		
· <del></del>	Recent Installation, Extent: N/A, Area		-	, , <del>.</del>		
	Location : Main Roof					
Skylight, Plastic	5%	2048 **	1			
<b>3</b>	Recent Replace Evident, Extent: N/A,	Area Affected : 100%				
	Location: Roof					
Soffits						
Stucco Cement	100%	2044 **	5	\$46,800		
Interior						
Floors	201		_	40.000		
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 Vinyl Tile	2% 25%	2044 ** 2036 **	5 3	\$4,500 \$18,700		
Interior Walls	23/0	2030		\$10,700		
Cast in Place Concrete	5%	LIFE **				
Ceramic Tile	5%	2044 **	5	\$7,000		
	Recent Replace Evident, Extent: N/A,	_ * · ·		Ψ7,000		
	Location : Bathrooms, Toilets	30				
Concrete Masonry Unit	25%	LIFE **	5	\$14,000		
Glass: Special Gauge	10%	LIFE **	1	Ψ1.,000		
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		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 ** 2051 **				
masonny. Drick	JU / 0	2031				

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

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

Asset #: 4383

Architecture		Current F	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Site Enclosure								
Retaining Walls								
Cast in Place Concrete	25%			2066	* *			
Concrete Masonry Unit	25%			2051	* *			
Masonry: Brick	50%			2051	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2044	* *			
	U	0 0	Extent : Severe, Are venue Near Tree	ea Affect	ed : 5%			
On-Site Walkways								
Cast in Place Concrete	100%			2044	* *			
Parking/Driveway								
Asphalt	100%	0-2	\$30,800	2040	* *			
	Cracking/	Crumbling,	Extent: Moderate	, Area Aj	ffected : 10%			
	Location	: Drivewa	y And Parking Ared	ı				
Activity Yard								
Asphalt	40%			2040	* *			
Cast in Place Concrete	40%			2044	* *			
<b>Under Construction</b>	20%							

Electrical	Current Rep	air Futur	Future Replacement		aintenance	
System Component Type	% of Fail Date Es Total (Years)	stimated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priorit
nder 600 Volts						
Service Equipment						
Air Circuit Breaker	100%	2041	* *	5	\$500	
	Other Observation, Exte	nt : Light, Area Affected	: 100%			
	Location : Electrical R	oom				
	Explanation : Four 4,0	00 Ampere Main Discon	nect Switches			
Switchgear / Switchboard	*	•				
Molded Case Bkrs	100%	2041	* *	5	\$2,600	
Raceway						
Conduit	100%	2041	* *	1		
Panelboards						
Fused Disc Sw	10%	2039	* *	5	\$200	
Molded Case Bkrs	90%	2039	* *	5	\$2,400	
Wiring						
Thermoplastic	100%	2041	* *	1		
Motor Controllers						
Locally Mounted	20%	2036	* *	5	\$100	
Motor Control Center	80%	2036	* *	5	\$2,200	
round						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$1,500	

Stand-by Power

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

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

Asset #: 4383

Electrical	Current Repair	Current Repair Future Replacement		М		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Stand-by Power						
Transfer Switches	1000/	• • • •			420.000	
Automatic	100%	2036	**	1	\$30,800	
Generators	1000/	2024	* *	1	#20.000	
Diesel	100%	2034		1	\$38,800	
	Other Observation, Extent : Light, Area Location : Outside	а Ајјестеа	: 100%			
Batteries	Explanation: One 1,200 Kilowatts					
Lead/Acid	100%	2024	\$2,400	5	\$3,700	
Fuel Storage	10070	2024	\$2,400		\$5,700	
Day Tank	50%	2039	* *	5		
Day Tank	Other Observation, Extent : Moderate,		cted : 100%	3		
	Location : Generator Room	33				
	Explanation: One 275 Gallons					
Main Tank	50%	2046	* *	5		
William Turk	Other Observation, Extent : Light, Area		: 100%	J		
	Location : Underground	33				
	Explanation: One 8,000 Gallons					
Lighting	•					
Interior Lighting						
Fluorescent	10%	2031	\$148,900	10	\$9,200	
	Other Observation, Extent : Light, Area	a Affected	: 100%			
	Location : Hallways					
	Explanation: T-5 Lamps					
Fluorescent	70%	2031	\$1,042,300	10	\$64,300	
	Other Observation, Extent : Light, Area	a Affected	: 100%			
	Location: Throughout The Building					
	Explanation: T-8 Lamps					
Fluorescent	20%	2031	\$297,800	10	\$18,400	
	Compact Fluorescent Light, Extent : Li	ight, Area	Affected : 100%			
	Location : Hallways And Dorms					
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	2007	2021	001.00	10	***	
HID	20%	2031	\$91,300	10	\$100	
No Component  Alarm	80%					

Alarm

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

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

Asset #: 4383

Electrical	Current Repair	Futur	Future Replacement		Maintenance			
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority		
Alarm								
Security System								
No Component	70%							
Generic	20%	2031	\$36,700	1	\$7,500			
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Hallways, Dorms Lobby Outside							
	Explanation: CCTV Surveillan	ce Cameras						
Generic	10%	2031	\$18,400	1	\$3,700			
	Other Observation, Extent : Light, Area Affected : 100%							
	Location: Exit Doors							
	Explanation: Intrusion Alarm							
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%	2031	\$75,700	1-3	\$18,500			
, C	Other Observation, Extent : Light, Area Affected : 100%							
	Location: Throughout The Building							
	Explanation : Strobe Lights, Ald Fire Alarm Panel	arm Bells, Manı	ıal Pull Stations, H	Iorns, Str	obe Lights And			

Mechanical	Current Repair	Futur	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estima Total (Years)	ated Cost   Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
leating						
Energy Source						
Natural Gas	50%	2051	* *	1		
Interruptible Gas/Dual Fuel	50%	2041	* *	1		
	Other Observation, Extent: I	Light, Area Affected	: 100%			
	Location : Buried In Court	Yard				
	Explanation: One 8,000 Ge	allon Oil Tank. No.	2 Fuel			
Conversion Equipment						
Furnace	50%	2031	\$152,200	1	\$24,800	
Hot Water Boiler	40%	2036	* *	1	\$19,800	
	Other Observation, Extent: 1	Light, Area Affected	: 100%			
	Location : Boiler Room					
	Explanation: 2 Units					
Hot Water Boiler	10% 0-2	\$62,400 2051	* *	1	\$4,500	
	Malfunctioning, Extent : Mod		d: 100%		, ,	
	Location : Basement Boiler Source Automatically			Will Not	Switch Fuel	
Distribution						
Hot Wtr Piping/Pump	100%	2047	* *	4	\$4,900	

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

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

Asset #: 4383

Mechanical	Current Repair Fut		Future Replacement		Maintenance	
System Component Type	% of Fail Date Es Total (Years)	timated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
leating						
Terminal Devices						
Air Handler	40%	2031	\$736,700	1	\$24,800	
Convector/Radiator	20% 0-2	\$96,000 2051	* *	1	\$5,800	
	Malfunctioning, Extent: Location: Throughout,			efective F	Room	
	Thermostats, Defective					
Convector/Radiator	40%	2036	* *	1	\$13,000	
Air Conditioning						
Energy Source						
Electricity	100%	2047	* *	1		
Conversion Equipment						
Ext Pkg Unit -	50%	2031	\$822,100	2	\$3,100	
Heating/Cooling						
	R-22 Refrigerant, Extent Location : Air Condition		1%			
Ext Pkg Unit -	50%	2039	* *	2	\$3,100	
Heating/Cooling	5070	2037		_	ψ5,100	
8 8	Recent Installation, Extended Location: Roof	nt : N/A, Area Affected :	50%			
Ventilation	Locuiton : Itooj					
Distribution						
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$55,900	
Exhaust Fans	10070				ψυυ,νου	
Roof	50%	2039	* *	2	\$1,500	
1.001	Recent Installation, Extended Location: Roof		50%	_	Ψ1,000	
Roof	50%	2031	\$94,900	2	\$1,500	
Kooi	Other Observation, Exten		· ·	۷	\$1,500	
	Location : Roof Explanation : This Com This Report	ponent Is Already Acco	unted For Under T	he Coolii	ng Section Of	
Plumbing	•					
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		
	Other Observation, Exten	nt : Moderate, Area Affe	ected : 100%			
	Location: Boiler Room	!				
	Explanation: Two Gas	Fired Hot Water Heate	rs			
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		
	Other Observation, Exter	ıt : Moderate, Area Affe	ected : 5%			
	Location : Basement Le	rvel				
	Explanation : Newly In	stalled Macerator				
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		

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

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

Asset #: 4383

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

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

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

Page: 53

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

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	
Total	\$722,300	\$1,710,900	
Importance Code A	\$200,800	\$156,500	
Importance Code B	\$443,300	\$1,306,500	
Importance Code C	\$78,200	\$248,000	
Total	\$722,300	\$1,710,900	

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
Total	\$261,600	\$145,800	\$168,700	\$95,700
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			
Total	\$261,600	\$145,800	\$168,700	\$95,700



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

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

Asset #: 4372

rchitecture		Current l	Repair	Futur	e Replacement	M	aintenance	
vstem Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
terior								
Exterior Walls						_	*	
Cast Stone/Terra Cotta	5%	N.T.	¢117,000	LIFE	* *	5	\$43,700	
Masonry: Brick	Staining/L Location	: On Pent			ed : 5%	5	\$72,700	
			xtent : Moderate, A or Courtyard Into S					
Masonry: Granite			\$8,600 od, Extent : Moder r Various Locations		* * 1 Affected : 10%	5	\$4,200	
Masonry: Limestone	10%			LIFE	* *	5	\$8,400	
	Staining/L	Discoloring : Various	, Extent : Light, Are Locations		ed : 25%	-	40,100	
Metal Panel	15%			2050	* *	5-10	\$115,300	
Windows								
Aluminum	95%			2046	* *	5	\$51,100	
Metal Louvers	5%			2039	* *	10	\$16,800	
Parapets	000/					_	<b>410.500</b>	
Masonry: Brick	80%			LIFE	* *	5	\$10,500	
Masonry: Limestone	20%			LIFE		5	\$3,300	
Roof IRMA/Protected Membrane	10%	Now	\$12,600	2035	* *			
		-	iings, Extent : Mod Over 6th Floor At S		**			
Metal Panel	50%	Now	\$7,700	2043	* *			
	Broken/Missing Elements, Extent: Moderate, Area Affected: 2% Location: Penthouse Roof							
			xtent : Moderate, A nerator At Flue Pe					
Modified Bitumen	Miss/Dam	Now aged Flash : Through	\$23,300 nings, Extent : Mod out	2035 erate, Ar	* * ea Affected : 10%			
		etration, E : Over 6th	xtent : Moderate, A Floor	rea Affe	cted : 5%			
Soffits Glass: Special Gauge	100%			LIFE	* *	1		

Interior

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

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

Asset #: 4372

chitecture	Current Repair Future Replacement Maintenance								
stem Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority		
erior									
Floors	4.507		• • • •	* * * * * * * * * * * * * * * * * * *	_	<b>0.10</b> 0.00			
Carpet	15% Worn/Eroded, Extent Location : Auditori		2029 ted : 5%	\$483,700	3	\$42,000			
Cast in Place Concrete	5% 2-4 Cracking/Crumbling Location: Through	-	LIFE ea Affecte	* * ed : 10%	5	\$20,400			
Ceramic Tile	5% 0-2 Joint Mortar Miss/En Location : Bathroo		2039 ate, Area	* * Affected : 45%	5	\$4,700			
Cork Tile	6% Now Broken/Missing Elen Location: Multiple Worn/Eroded, Extent Location: Multiple Other Observation, E Location: Multiple Explanation: Adhe	Offices Throughou : Moderate, Area A Offices Throughou Extent : Moderate, A Offices Throughou	t Iffected : it Area Affe	25%	5	\$4,900			
Granite Panels	4% 2-4 Cracking/Crumbling Location: Through	-	LIFE ea Affecte	* * ed : 10%	5	\$5,600			
Sheet Vinyl/Rubber	4%		2035	* *	5	\$11,200			
Vinyl Tile	Location: High Tra Loose/Delam Surface Location: High Tra Patching Evident, Ex Location: High Tra Worn/Eroded, Extent	•							
Interior Walls									
Concrete Masonry Unit	5% 0-2 Cracking/Crumbling Location : Through				5	\$7,600			
Glass: Single Pane	5%		LIFE	* *	5	\$14,300			
Gypsum Board	75% 0-2 Broken/Missing Elem Location: Corners Other Observation, E Location: Corners Explanation: Impa	In Basement Corri Extent : Moderate, A In Basement Corri	dors Area Affe dors	cted: 5%	5	\$171,700			
Masanny Driet		ci Dumuge, missin		**					
Masonry: Brick	10% 5%		LIFE	* *	5	\$76,300			

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

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

Asset #: 4372

Architecture	Curren	t Repair	Future Replacement		Maintenance			
System Component Type	% of Fail Day Total (Years	te Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Interior								
Ceilings								
AcousTileSusp.Lay-In	60%		2043	* *	5	\$112,000		
	-	ng, Extent : Light, Are		ed : 5%				
		s Locations Through						
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		
Site Enclosure								
Fence/Gates								
Iron Picket	100%		2065	* *				
Free Standing Walls								
Masonry: Fieldstone	100%		2050	* *				
	Other Observation, Extent: Light, Area Affected: 100%							
	Location: Main							
	Explanation : Ma	terial Is Granite Pan	el					
Retaining Walls								
Cast in Place Concrete	90%		2065	* *				
Masonry: Fieldstone	10%		2050	* *				
		Extent : Light, Area	Affected	: 100%				
	Location: Main							
	Explanation : Ma	terial Is Granite Pan	el					
Site Pavements								
Public Sidewalk	1000/			* *				
Cast in Place Concrete	100%		2043	* *				
Activity Yard	1000/ 31	Φ2.000	2020	<b>#0.000</b>				
Rubber Matting	100% Now	\$2,000	2030	\$9,900				
	Ponding, Extent: Moderate, Area Affected: 15%							
	Location: 2nd Floor Courtyard							
	Other Observation, Extent: Moderate, Area Affected: 5%							
	Location: 2nd Floor Courtyard  Explanation: Curling At Seams, Not Draining Correctly Causing Water To Enter 2nd Floor							
	Explanation : Cu	rung At Seams, Not L	raining	Correctly Causing	Water To	o Enter 2nd Floor		

Electrical	Current Repair	Futu	re Replacement	М	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2050	* *	5	\$500	
	Other Observation, Extent : Light, Are	a Affected	! : 100%			
	Location: Electrical Room					
	Explanation: The Service Equipmen Ampere Switch.	Includes	Two 4,000 Ampere	Switche.	s And One 3,000	

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

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

Asset #: 4372

Electrical	Current Repair	Future Repl	acement	M					
System Component Type	% of Fail Date Estimate Total (Years)	ed Cost   Year Estim FY	ated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority			
Under 600 Volts									
Transformers									
Dry Type	100%	2043	* *	5	\$500				
	Other Observation, Extent : Lig	**	ó						
	Location: Basement And 6th				_				
	Explanation : The Transforme Transformers For Elevators.	rs System Include: Four	45 Kilovoli	tamperes	Step-up				
Switchgear / Switchboard									
Fused Disc Sw	100%	2050	* *	5	\$500				
Raceway									
Conduit	100%	2050	* *	1					
Panelboards				_	*				
Fused Disc Sw	20%	2046	**	5	\$600				
Molded Case Bkrs	80%	2046	* *	5	\$2,700				
Wiring	1000/	2050	* *	1					
Thermoplastic	100%	2050	~ ~	1					
Motor Controllers	1000/	2042	* *	_	<b>\$900</b>				
Locally Mounted	100%	2043		5	\$800				
Ground									
Grounding Devices Generic	100%	LIFE	* *	5	\$1,900				
Generic			<u> </u>	3	\$1,900				
	Other Observation, Extent : Light, Area Affected : 100% Location : Basement								
	Explanation: The Ground Connection Is Located In The Steam Room.								
Stand-by Power	Explanation . The Ground Co	intection is Educated in i	ne sieum R	oom.					
Transfer Switches									
Automatic	100%	2043	* *	1	\$38,800				
Generators									
Diesel	100%	2039	* *	1	\$48,800				
	Other Observation, Extent : Lig	ht, Area Affected : 100%	ó						
	Location: Penthouse								
	Explanation : The Diesel Gen	erator Is Rated 400 Kilo	voltampere	s. It Is In	Good Condition.				
Batteries									
Lead/Acid	80%	2024	\$1,900	5	\$3,700				
	Other Observation, Extent : Lig	ht, Area Affected : 100%	ó						
	Location: 6th Floor								
	Explanation : Penthouse								
Lead/Acid	20%	2024	\$500	5	\$900				
	Other Observation, Extent : Lig	ht, Area Affected : 100%	ó						
	Location: 6th Floor								
	Explanation : Load Banks Are	Used For Generator Te	esting.						

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

Asset #: 4372

Electrical	Current Repair	Future Replacement	M		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cos FY	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power					
Fuel Storage	200/	2046 *:	k 5		
Day Tank	30% Other Observation, Extent: Light, Area	2040	* 5		
	Location: Penthouse	11)) ceieu : 10070			
	Explanation: The Day Tank Is Rated	200 Gallons.			
Main Tank	70%	2058 *:	* 5		
	Other Observation, Extent : Light, Area	a Affected : 100%			
	Location : Basement				
	Explanation: The Main Tank Is Rate	d 2,000 Gallons.			
Lighting Interior Lighting					
Interior Lighting Fluorescent	98%	2035 * *	* 10	\$113,300	
Tuorescent	Motion Sensors in Use, Extent: Light,		10	Ψ115,500	
	Location : Throughout	33			
	T-8 Lamps And Fixtures, Extent: Light	, Area Affected : 100%			
	Location : Throughout				
	Other Observation, Extent : Light, Area	a Affected : 100%			
	Location: Throughout The Building				
HID	Explanation : Some Lights Are Contr	$\frac{olled\ \textit{With}\ \textit{A}\ \textit{Daylighting}\ \textit{C}}{2035} *$		\$100	
Egress Lighting	2%	2033	10	\$100	
Emergency, Service	50%	2035 * *	* 1		
Exit, LED	50%	2058 * *			
Exterior Lighting					
Fluorescent	100%	2035 * *	* 10	\$11,500	
	Other Observation, Extent : Light, Area	a Affected : 100%			
	Location: Exterior				
Til.	Explanation : The Exterior Lights Are	e Controlled With Photocel	<i>l</i> .		
Lightning Protection Arresters/Cabling					
Generic	100%	2058 * *	* 5	\$600	
Alarm	10070	2030		φοσσ	
Security System					
No Component	25%				
Generic	75%	2035 * *	* 1	\$35,300	
	Other Observation, Extent : Light, Area	a Affected : 100%			
	Location: Throughout	110 110	, ~	. 1	
Eins/Constr. D.44:	Explanation : The Security System In	cludes Cameras And Card	Access Co	ontrol.	
Fire/Smoke Detection No Component	70%				
Generic, Analog	30%	2035 *:	* 1-3	\$23,300	
	5070	2033	1 3	Ψ25,500	

Mechanical	C	Current R	Repair	Futur	e Replacement	Ma	aintenance	
System Component Type		ail Date (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority

Heating

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

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

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

Asset #: 4372

Mechanical		Current I	Repair	Futur	e Replacement	Maintenance		
System	% of		<b>Estimated Cost</b>		<b>Estimated Cost</b>	Cycle	<b>Estimated Cost</b>	Priority
Component	Total	(Years)	Estimated Cost	FY	Listimated Cost	(Yrs)	Estimateu Cost	11101111
Туре		. ,				` ′		
Heating								
Energy Source	1000/			20.40	* *	1		
Utility Steam	100%			2040	* *	1		
Conversion Equipment	000/	NT	¢02.000	2042	* *	1	<b>\$50.500</b>	
Heat Exchanger, Plate &	90%	Now	\$83,900	2043		1	\$50,500	
Frame	Look Evid	ant Extant	: Moderate, Area A	Iffactad :	50/			
		eni, Exieni 1 : Basemen		ујестеи .	370			
			xtent : Light, Area	Affected	. 100%			
		i : Basemen		Ајјестеи	. 100/0			
			its - One Needs Imr	nodiato l	Renair			
Drog Dadysina Valva/I D			is - One iveeds imi	2039	**	5	\$700	
Pres. Reducing Valve/LP Steam	1070			2039		3	\$700	
	Other Ohe	ervation F	xtent : Light, Area	Affected	. 100%			
		ı : Basemen	-	Пуссиси	. 100/0			
		tion : 2 Sta						
Distribution	Бартини	2 514	5°					
Hot Wtr Piping/Pump	100%			2046	* *	4	\$6,200	
Terminal Devices	10070					•	\$0,200	
Air Handler	30%			2035	* *	1	\$23,400	
Convector/Radiator	10%			2043	* *	1	\$4,100	
Fan Coil Unit/Heat	60%			2035	* *	1	\$24,400	
Air Conditioning								
Energy Source								
Electricity	100%			2046	* *	1		
Conversion Equipment								
Centrifugal, Elec Chiller	90%			2039	* *	1	\$122,700	
	-	_	tent : Light, Area A	ffected :	100%			
	Location	ı : Chiller						
			xtent : Light, Area	Affected	: 100%			
		ı : Basemen						
			lti Stack Chillers					
Split Unit	10%			2035	* *			
Distribution						_		
CW & CHW Wtr	100%			2050	* *	4	\$6,200	
Pipe/Pump								
Terminal Devices							<b>.</b>	
Air Handler/Cool/Ht	30%			2035	* *	1	\$23,400	
Fan Coil - 4 Pipe	70%			2035	* *	1	\$28,500	
Heat Rejection	10001			2020	0.01.000	2	<b>#13</b> < 000	
Water Cooling Tower	100%			2028	\$621,600	2	\$126,800	
Ventilation								
Distribution	1000/			TIPP	* *	2.5	<b>070.200</b>	
Ductwork/Diffusers	100%			LIFE	~ ^	2-5	\$70,300	
Exhaust Fans	000/			2020	¢401 <b>2</b> 00	2	<b>#2.500</b>	
Interior Roof	90% 10%			2030	\$491,200	2	\$3,500 \$400	
Plumbing	10%			2030	\$23,900	2	\$400	

#### Plumbing

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

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

Asset #: 4372

Mechanical	Current Repair	Future Repla	cement	Ma		
System Component Type	% of Fail Date Estimate Total (Years)	d Cost Year Estima FY	ited Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Plumbing		•				
H/C Water Piping						
Brass/Copper	100%	2040	* *	1		
HW Heat Exchanger						
Steam Fired	100%	2040	* *	4	\$18,700	
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		
Sump Pump(s)						
Non-Submersible	100%	2035	* *	4	\$2,700	
Pool Filter/Treatment						
Not Accessible	100%					
	Other Observation, Extent : Lig					
	Location : Playground Area O	f Roof				
	Explanation: Fountains					
Backflow Preventer						
Generic	100%	2035	* *	1	\$7,700	
Fixtures						
Generic	100%					
	Obsolete Fixtures, Extent : Mod Location : Toilet Rooms	erate, Area Affected : 5%	i			
Vertical Transport						
Elevators						
Geared Traction	80%	LIFE	* *			
	Other Observation, Extent : Lig	ht, Area Affected : 100%				
	Location: Basement To 6th Fl	loor .				
	Explanation : 4 Passenger Un	its				
Hydraulic	20%	LIFE	* *			
•	Other Observation, Extent : Lig	ht, Area Affected : 20%				
	Location: Basement To 1st Fl	oor				
	Explanation: 1 Freight					
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	

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

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

**ADMIN. FOR CHILDREN'S SERVICES - FY 2023** Print Date: 14-Oct-2022

: RICHMOND HILL DETENTION-BOYSTOWN **Asset Name** 

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** : NONE : 04-Mar-2022 **Landmark Status** 

**Areas Surveyed** : Basement, Roof, Floors 1,2,Att

: 9612 BIN : 4206164 Block Lot : 1

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

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			
Total	\$53,000	\$5,700	\$7,300	\$10,600
Importance Code A	\$24,200	\$300	\$300	\$300
Importance Code B	\$23,200	\$5,400	\$7,000	\$10,300
Importance Code C	\$5,600			
Total	\$53,000	\$5,700	\$7,300	\$10,600



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

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

Asset #: 15210

chitecture	Current Repair Future Replace			e Replacement	ment Maintenance			
stem Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priorit
erior								
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	
		ing, Extent : Through	: Moderate, Area . out	Affected	: 20%			
Windows								
Aluminum	95%			2049	* *	5	\$2,600	
Metal Louvers	5%			2042	* *	10	\$900	
Parapets								
No Component	90%		37/4 4	100 1	00/			
			Extent : N/A, Area A	ffected :	0%			
		: Sloper Re						
		tion : No P	агареі					
No Component	10%		3.7/4.4	100 1	00/			
			Extent : N/A, Area A	ffected :	0%			
		: Flat Roo						
D C	Ехріапа	tion : Meta	l Guard Rail					
Roof Asphalt Shingle	90%			2042	* *	10	\$3,100	
Not Accessible	10%			2042		10	\$5,100	
Not Accessible		ervation E	Extent : N/A, Area A	ffected ·	0%			
		: Flat Roo		ууссиси .	070			
		tion : Not A						
erior	2. pruntu							
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	
·	Broken/M	issing Elem	ents, Extent : Ligh	t, Area Ą	ffected : 5%			
	Location	: Attic						
Wood	5%			2061	* *	5	\$1,200	
Interior Walls								
Ceramic Tile	5%	0-2	\$900	2042	* *	5	\$400	
	-	Crumbling, : 2nd Floo	Extent : Light, Are or Hall	ea Affecte	ed : 1%			
Fiberglass Panel	20%			LIFE	* *	10	\$800	
Gypsum Board		Now	\$3,400	LIFE	* *	5	\$7,400	
Gypsum Bourd	Broken/M	issing Elem	ents, Extent : Mod Grease Trap		rea Affected : 5%	J	ψ7,100	
Ceilings								
Gypsum Board	90%	Now	\$4,000	LIFE	* *	5	\$14,700	
* <del>*</del>			xtent : Moderate, A		cted : 5%		•	
	Location	: Stairs No	ear Basement					
					* *		\$3,300	

Site Enclosure

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

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

Asset #: 15210

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Site Enclosure								
Fence/Gates								
Aluminum Picket	80%			2053	* *			
Aluminum Picket	10%			2053	* *			
		ervation, E : Flat Roo	Extent : N/A, Area A G	ffected :	100%			
	Explanat	tion : Flat I	Roof Guard Rail					
Masonry: Brick	10%			2053	* *			
Site Pavements Public Sidewalk Cast in Place Concrete			\$2,900 Extent : Light, Are reet	2046 ea Affecte	* * ed : 5%			
On-Site Walkways								
Cast in Place Concrete	30%			2046	* *			
Masonry: Brick	10%	0-2	\$500	2043	* *			
		tar Miss/Er : Brick Ste	od, Extent : Moder eps	ate, Area	a Affected : 20%			
Pavers/Stone	60%			2042	* *			
Parking/Driveway								
Cast in Place Concrete	100%			2046	* *			
Activity Yard								
Pavers/Stone	75%			2042	* *			
Rubber Matting	25%			2038	* *			

ectrical	Current Repa	air Futur	Future Replacement Maintenance		aintenance		
ystem Component Type	% of Fail Date Es Total (Years)	timated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priorit	
der 600 Volts							
Service Equipment							
Molded Case Bkrs	100%	2053	* *	5	\$200		
	Other Observation, Exten	t : Light, Area Affected	: 100%				
	Location: Electrical Ro	oom					
	Explanation: One 400.	Ampere Main Disconne	ct Switch				
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

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

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

Asset #: 15210

Electrical	Current Repai	r Futur	e Replacement	Replacement Maintenance				
System Component Type	% of Fail Date Esti Total (Years)	mated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority		
Fround								
Grounding Devices								
Generic	100%	LIFE	* *	5	\$200			
ighting								
Interior Lighting								
Fluorescent	100%	2038	* *	10	\$5,600			
	T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
	Location : Throughout To	he Building						
Egress Lighting								
Emergency, Battery	50%	2038	* *	10	\$700			
Exit, Service	50%	2038	* *	1				
Exterior Lighting								
LED	30%	2038	* *					
No Component	70%							
Alarm								
Security System	500/	2020	* *		<b>#1 100</b>			
Generic	50%	2038		1	\$1,100			
	Other Observation, Extent : Light, Area Affected : 100% Location : Hallways And Exit Doors							
	•							
	Explanation : Motion Ser		**		<b>#1.100</b>			
Generic	50%	2038		1	\$1,100			
	Other Observation, Extent: Light, Area Affected: 100%							
	Location : Inside And Outside Explanation : CCTV Surveillance Cameras							
F' /C 1 D / /'	Explanation : CCIV Sur	veillance Cameras						
Fire/Smoke Detection	100%	2038	* *	1.2	¢2 000			
Generic, Digital				1-3	\$3,800			
	Other Observation, Extent : Light, Area Affected : 100%  Location : Throughout The Building							
	Explanation: Strobe Lights, Horns, Pull Box, Alarm Bell, Smoke Detector And Fire Alarm Panel							

lechanical	Current Repair	ir Future Replacement		M			
ystem Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
eating							
Energy Source							
Natural Gas	100%	2043	* *	1			
Conversion Equipment							
Hot Water Boiler	100%	2031	\$63,300	1	\$3,000		
	Other Observation, Extent: N/A, Area	Affected :	100%				
	Location : Basement Boiler Room						
	Explanation: 2 Units						
Distribution		•			•	•	
Hot Wtr Piping/Pump	100%	2041	* *	4	\$500		
Terminal Devices							
Convector/Radiator	100%	2046	* *	1	\$2,000		

Air Conditioning

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

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

Asset #: 15210

Mechanical		Current Repair Future Replacement Maintenance		aintenance				
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year I FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
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	80%			2038	* *	2	\$3,400	
Unit								
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		
	Other Obs	ervation, E	Extent : N/A, Area A	ffected : 1	00%			
	Location	: Basemen	nt .					
	Explana	tion : One	75 Gallon Unit					
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	
			Extent : N/A, Area A	ffected : 1	00%			
		: Kitchen						
	Explana	tion : 1 Set	Covers 15 Square	Feet				

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

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