

Print Date : 13-Aug-2025

**ADMIN. FOR CHILDREN'S SERVICES - FY 2026**

**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** : 07-May-2025 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Floors 1,2,3  
**Block** : 3753 **Lot** : 1 **BIN** : 2024244

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$64,100	
<b>Total</b>	<b>\$64,100</b>	
Importance Code A	\$64,100	
<b>Total</b>	<b>\$64,100</b>	

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$52,900		\$100	
Interior Architecture	\$79,100		\$200	\$600
Electrical	\$11,800	\$400	\$400	\$500
Mechanical	\$2,500	\$400	\$23,000	\$300
Site Pavements	\$2,400			
<b>Total</b>	<b>\$148,800</b>	<b>\$800</b>	<b>\$23,700</b>	<b>\$1,500</b>
Importance Code A	\$55,100	\$200	\$300	\$200
Importance Code B	\$50,900	\$600	\$23,400	\$900
Importance Code C	\$42,700			\$400
<b>Total</b>	<b>\$148,800</b>	<b>\$800</b>	<b>\$23,700</b>	<b>\$1,500</b>



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

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

**Asset # : 14321**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	70%	Now	\$43,500	LIFE	* *	5	\$5,300	1
	Horizontal Cracks, Extent : Severe, Area Affected : 30%							
	Location : Beach Avenue, Watson Avenue, And Rear Facades							
	Joint Mortar Miss/Erode, Extent : Severe, Area Affected : 15%							
	Location : Beach Avenue, Watson Avenue Facades							
	Vertical Cracks, Extent : Severe, Area Affected : 30%							
	Location : Beach Avenue And Rear Facades							
	Water Penetration, Extent : Severe, Area Affected : 30%							
	Location : Rear Facade							
	Worn/Erode, Extent : Severe, Area Affected : 20%							
	Location : Beach Avenue Façade							
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : All Floors							
	Explanation : This Asset Is A Duplex Unit With Asset Number 14322.							
Pre-Cast Concrete	5%	Now	\$2,700	LIFE	* *	5	\$1,200	
	Cracking/Crumbling, Extent : Severe, Area Affected : 5%							
	Location : Beach Avenue Facade							
	Joint Mortar Miss/Erode, Extent : Severe, Area Affected : 25%							
	Location : Window Sills							
Stucco Cement	25%	Now	\$64,100	2056	* *	5	\$2,400	
	Horizontal Cracks, Extent : Severe, Area Affected : 10%							
	Location : Rear Facade							
	Vertical Cracks, Extent : Severe, Area Affected : 10%							
	Location : Rear Facade							
Windows								
Aluminum	100%	2-4	\$800	2052	* *	5	\$400	
	Corrosion/Rusting, Extent : Moderate, Area Affected : 5%							
	Location : Beach Avenue Facade, Second Floor							
	Unit Inoperable, Extent : Moderate, Area Affected : 5%							
	Location : Second Floor, Window Boarded Up							
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							
	Explanation : Units Remain Locked Throughout For Security Purposes							

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

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

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

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

**Asset # : 14321**

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Parapets								
Cast Stone/Terra Cotta	7%			LIFE	**	5-10	\$900	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Roof							
	Explanation : Observed From Ground							
Masonry: Brick	90%			LIFE	**	5-10	\$2,700	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Roof							
	Explanation : Observed From Ground							
Pre-Cast Concrete	3%			LIFE	**	5	\$200	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Roof							
	Explanation : Observed From Ground							
Roof								
Asphalt Shingle	15%			2039	**	10	\$100	
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Roof							
	Explanation : Inaccessible Due To Security. Observed From The Ground							
Metal, Corrugated	20%	0-2	\$3,000	2056	**	1		
	Deformed/Dented, Extent : Moderate, Area Affected : 50%							
	Location : Front Canopy							
Modified Bitumen	65%			2041	**	10	\$1,800	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Roof							
	Explanation : Inaccessible, No Interior Leaks							
Interior								
Floors								
Cast in Place Concrete	25%			LIFE	**	5	\$6,700	
Ceramic Tile	5%			2039	**	5	\$300	
Vinyl Tile	30%	0-2	\$5,100	2041	**	3	\$700	
	Cracking/Crumbling, Extent : Severe, Area Affected : 10%							
	Location : First And Second Floors							
Wood	40%	2-4	\$7,300	2064	**	5	\$2,300	
	Deteriorated Finish, Extent : Severe, Area Affected : 30%							
	Location : First And Second Floors							
	Split/Cracked, Extent : Moderate, Area Affected : 15%							
	Location : First And Second Floors							

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

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

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

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

**Asset # : 14321**

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior									
Interior Walls									
Cast in Place Concrete	15%			LIFE	**	10	\$2,900		
Ceramic Tile	10%			2045	**	5	\$800		
Gypsum Board	50%	Now	\$10,700	LIFE	**	5	\$2,300		
Cracking/Crumbling, Extent : Severe, Area Affected : 5%									
Location : Basement									
Water Penetration, Extent : Severe, Area Affected : 30%									
Location : Rooms Near Rear Facade									
Worn/Erode, Extent : Severe, Area Affected : 30%									
Location : Rooms Near Rear Facade									
Wood	25%	0-2	\$26,800	LIFE	**	5	\$7,600		
Misaligned/Bulging, Extent : Moderate, Area Affected : 50%									
Location : Throughout Second And Third Floors									
Split/Cracked, Extent : Moderate, Area Affected : 60%									
Location : Throughout									
Ceilings									
Exposed Struc: Wood	20%			LIFE	**	10	\$1,800		
Gypsum Board	55%			LIFE	**	5-10	\$11,500		
Recent Replace Evident, Extent : N/A, Area Affected : 2%									
Location : Basement									
Plaster	25%	Now	\$13,900	LIFE	**	5	\$1,000		
Patching Evident, Extent : Moderate, Area Affected : 20%									
Location : First Floor									
Water Penetration, Extent : Severe, Area Affected : 40%									
Location : Rooms Near Rear Facade, All Floors									
Worn/Erode, Extent : Severe, Area Affected : 40%									
Location : Rooms Near Rear Facade									
Site Enclosure									
Fence/Gates									
Chain Link	100%			2046	**				
Site Pavements									
Public Sidewalk									
Cast in Place Concrete	100%			2049	**				
Parking/Driveway									
Asphalt	100%	Now	\$2,400	2045	**				
Cracking/Crumbling, Extent : Severe, Area Affected : 100%									
Location : Parking Area									
Other Observation, Extent : Severe, Area Affected : 15%									
Location : At Parking Area									
Explanation : Cracking									
Electrical		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Under 600 Volts									

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

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

**Asset # : 14321**

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Molded Case Bkrs	100%			2036	\$32,500	5	\$100	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement							
		Explanation : Main Service Disconnect Switch Rated At 200 Amperes.							
	Switchgear / Switchboard								
	Molded Case Bkrs	100%			2036	\$32,500	5	\$100	
	Raceway								
	Conduit	100%			2036	\$4,400	1		
	Panelboards								
	Fused Disc Sw	5%			2035	\$500	5		
	Molded Case Bkrs	95%			2035	\$9,500	5	\$100	
	Wiring								
	Thermoplastic	100%			2036	\$9,000	1		
	Motor Controllers								
	Locally Mounted	100%			2034	\$11,500	5		
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$100	
Lighting									
	Interior Lighting								
	Fluorescent	100%			2031	\$28,900	10	\$3,700	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-8 Lamps							
	Egress Lighting								
	Emergency, Battery	50%			2036	\$3,400	10	\$500	
	Exit, Battery	50%			2036	\$2,400	10	\$100	
	Exterior Lighting								
	Fluorescent	5%			2031	\$800	10		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Outside							
		Explanation : Compact Flourescent Lights							
	Incandescent	5%			2031	\$1,100	2		
	No Component	90%							
Alarm									
	Security System								
	Generic	100%	Now	\$7,700	2046	* *	1	\$1,400	
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Cctv Surveillance Cameras Not Functional							
	Fire/Smoke Detection								
	Generic, Digital	100%			2036	\$10,500	1-3	\$2,600	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Smoke Detector, Alarm Bell, Horn, Pull Box Station And Fire Alarm Panel							

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

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

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

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

**Asset # : 14321**

<b>Mechanical</b>		<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Heating</b>									
	Energy Source								
	Natural Gas	100%			2046	* *	1		
	Conversion Equipment								
	Hot Water Boiler	100%	0-2	\$2,200	2034	\$43,400	1	\$1,800	
	<i>Corroded, Extent : Moderate, Area Affected : 5%</i>								
	<i>Location : Basement. Corroded Boiler Shell</i>								
	<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
	<i>Location : Basement</i>								
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
	<i>Location : Basement Boiler Room</i>								
	<i>Explanation : 1 Unit, Hart And Grousse Corp. 120,000 Btu</i>								
	Distribution								
	Hot Wtr Piping/Pump	100%			2044	* *	4	\$300	
	Terminal Devices								
	Convactor/Radiator	100%			2041	* *	1	\$1,300	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
	<i>Location : Perimeter Walls</i>								
	<i>Explanation : Cast Iron Baseboard Radiators</i>								
	Controls								
	Electrical	100%			2029	\$22,700			
<b>Air Conditioning</b>									
	Energy Source								
	Electricity	100%			2044	* *	1		
	Conversion Equipment								
	Window/Wall Unit	60%			2031	\$9,300	1		
	No Component	40%							
<b>Ventilation</b>									
	Distribution								
	Ductwork/Diffusers	10%			LIFE	* *	2-5	\$400	
	No Component	90%							
	Exhaust Fans								
	Wall Unit	5%	Now	\$100	2046	* *	2		
	<i>Malfunctioning, Extent : Moderate, Area Affected : 10%</i>								
	<i>Location : Second Floor Bathroom, Defective Exhaust Fan</i>								
	<i>Other Observation, Extent : N/A, Area Affected : 10%</i>								
	<i>Location : Second Floor</i>								
	<i>Explanation : Bathroom Only</i>								
	No Component	95%							
<b>Plumbing</b>									
	H/C Water Piping								
	Brass/Copper	100%			2046	* *	1		
	Water Heater With Tanks								
	Gas Fired	100%			2031	\$17,100	2		
	<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
	<i>Location : Basement Boiler Room</i>								
	<i>Explanation : One 40 Gallon Rheems</i>								

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

**Asset # : 14321**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
Fixtures									
	Generic	100%							

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

Print Date : 13-Aug-2025

**ADMIN. FOR CHILDREN'S SERVICES - FY 2026**

**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** : 07-May-2025 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Floors 1,2,3  
**Block** : 3753 **Lot** : 73 **BIN** : 2095231

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$64,100	
Interior Architecture		\$75,900
Mechanical		\$58,100
<b>Total</b>	<b>\$64,100</b>	<b>\$134,000</b>
Importance Code A	\$64,100	
Importance Code B		\$134,000
<b>Total</b>	<b>\$64,100</b>	<b>\$134,000</b>

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$56,100		\$100	
Interior Architecture	\$61,500		\$200	\$500
Electrical	\$8,000	\$400	\$400	\$500
Mechanical	\$11,500	\$3,000	\$25,600	\$2,900
Site Pavements	\$2,400			
<b>Total</b>	<b>\$139,600</b>	<b>\$3,300</b>	<b>\$26,200</b>	<b>\$3,900</b>
Importance Code A	\$58,300	\$200	\$300	\$200
Importance Code B	\$59,000	\$3,100	\$25,900	\$3,500
Importance Code C	\$22,400			\$200
<b>Total</b>	<b>\$139,600</b>	<b>\$3,300</b>	<b>\$26,200</b>	<b>\$3,900</b>



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



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

**Asset # : 14322**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	70%	Now	\$43,500	LIFE	* *	5	\$5,300	
	Corrosion/Rusting, Extent : Moderate, Area Affected : 5%							
	Location : Window Lintels, Beach Avenue Facade							
	Diagonal Cracks, Extent : Severe, Area Affected : 5%							
	Location : Beach Avenue Facade							
	Horizontal Cracks, Extent : Severe, Area Affected : 5%							
	Location : Beach Avenue Facade							
	Joint Mortar Miss/Erode, Extent : Severe, Area Affected : 10%							
	Location : Beach Avenue Facade, Window Sill							
	Worn/Erode, Extent : Severe, Area Affected : 20%							
	Location : Beach Avenue Facade							
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : All Floors							
	Explanation : This Asset Is A Duplex Unit With Asset Number 14321.							
Pre-Cast Concrete	5%	2-4	\$2,700	LIFE	* *	5	\$1,200	
	Cracking/Crumbling, Extent : Severe, Area Affected : 5%							
	Location : Beach Avenue Facade							
	Joint Mortar Miss/Erode, Extent : Severe, Area Affected : 25%							
	Location : Window Sills							
Stucco Cement	25%	Now	\$64,100	2056	* *	5	\$2,400	
	Cracking/Crumbling, Extent : Severe, Area Affected : 75%							
	Location : North And West Facades							
	Diagonal Cracks, Extent : Severe, Area Affected : 60%							
	Location : North And Rear Facades							
	Horizontal Cracks, Extent : Severe, Area Affected : 60%							
	Location : North And Rear Facades							
	Vertical Cracks, Extent : Severe, Area Affected : 60%							
	Location : North And Rear Facades							
Windows								
Aluminum	100%	2-4	\$3,800	2052	* *	5	\$400	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							
	Explanation : Units Remain Locked Throughout For Security Purposes							

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

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

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

**ADMIN. FOR CHILDREN'S SERVICES - 068**  
**BEACH AVE. NON-SECURE DET. HOME2 (GROUP HOME)**  
**Asset # : 14322**

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Parapets								
Cast Stone/Terra Cotta	7%			LIFE	* *	5-10	\$900	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Roof							
	Explanation : Observed From Ground							
Masonry: Brick	90%			LIFE	* *	5-10	\$2,700	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Roof							
	Explanation : Observed From Ground							
Pre-Cast Concrete	3%			LIFE	* *	5	\$200	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Roof							
	Explanation : Observed From Ground							
Roof								
Asphalt Shingle	15%			2039	* *	10	\$100	
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Roof							
	Explanation : No Access Due To Security Reasons							
Metal, Corrugated	5%	0-2	\$700	2056	* *	1		
	Deformed/Dented, Extent : Moderate, Area Affected : 50%							
	Location : Front Canopy							
Modified Bitumen	80%	Now	\$2,400	2041	* *			
	Water Penetration, Extent : Moderate, Area Affected : 10%							
	Location : Inaccessible. Observed From The Ground, Area Above Room 3.							
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Roof							
	Explanation : No Access Due To Security Purposes							
Interior								
Floors								
Cast in Place Concrete	25%			LIFE	* *	5	\$6,700	
Ceramic Tile	5%			2039	* *	5	\$300	
Vinyl Tile	45%	0-2	\$7,600	2036	\$75,900	3	\$1,000	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 25%							
	Location : Throughout							
	Uneven Substrate, Extent : Severe, Area Affected : 30%							
	Location : 3rd Floor Sloped, 2nd Floor Kitchen Depressed							
	Worn/Erode, Extent : Moderate, Area Affected : 25%							
	Location : Throughout							
Wood	25%	2-4	\$4,600	2064	* *	5	\$1,400	
	Deteriorated Finish, Extent : Severe, Area Affected : 50%							
	Location : First And Second Floors							
	Split/Cracked, Extent : Moderate, Area Affected : 15%							
	Location : First And Second Floors							

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

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

**Asset # : 14322**

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior									
Interior Walls									
Cast in Place Concrete	15%			LIFE	**	10	\$2,900		
	Vertical Cracks, Extent : Moderate, Area Affected : 5%								
	Location : Basement								
Ceramic Tile	5%			2045	**	5	\$400		
Gypsum Board	55%	Now	\$11,700	LIFE	**	5	\$2,500		
	Water Penetration, Extent : Severe, Area Affected : 30%								
	Location : Rooms At Rear Facade								
	Worn/Erode, Extent : Moderate, Area Affected : 75%								
	Location : Throughout								
Wood	25%	Now	\$5,400	LIFE	**	5	\$7,600		
	Misaligned/Bulging, Extent : Moderate, Area Affected : 30%								
	Location : Throughout Second And Third Floors								
	Split/Cracked, Extent : Moderate, Area Affected : 30%								
	Location : Throughout Second And Third Floors								
Ceilings									
AcousTileSusp.Lay-In	15%	Now	\$9,100	2056	**	5	\$500		
	Broken/Missing Elements, Extent : Severe, Area Affected : 10%								
	Location : Basement								
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : Basement								
	Staining/Discoloring, Extent : Moderate, Area Affected : 5%								
	Location : Basement								
Exposed Struc: Wood	10%			LIFE	**	10	\$900		
Gypsum Board	75%	Now	\$16,000	LIFE	**	5	\$5,700		
	Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 5%								
	Location : Throughout								
	Water Penetration, Extent : Moderate, Area Affected : 5%								
	Location : First Floor At Repair Area, Second Floor Room 3								
Site Enclosure									
Fence/Gates									
Chain Link	100%			2046	**				
Site Pavements									
Public Sidewalk									
Cast in Place Concrete	100%			2049	**				
Parking/Driveway									
Asphalt	100%	Now	\$2,400	2045	**				
	Other Observation, Extent : Light, Area Affected : 15%								
	Location : At Parking Area								
	Explanation : Cracking								

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

Under 600 Volts

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

**Asset # : 14322**

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2036	\$3,800	5		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement							
		Explanation : Main Service Disconnect Switch Rated At 200 Amperes.							
	Switchgear / Switchboard								
	Molded Case Bkrs	100%			2036	\$32,500	5	\$100	
	Raceway								
	Conduit	100%			2036	\$4,400	1		
	Panelboards								
	Fused Disc Sw	5%			2035	\$500	5		
	Molded Case Bkrs	95%			2035	\$9,500	5	\$100	
	Wiring								
	Thermoplastic	100%			2036	\$9,000	1		
	Motor Controllers								
	Locally Mounted	100%			2034	\$11,500	5		
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$100	
Lighting									
	Interior Lighting								
	Fluorescent	90%			2036	\$26,000	10	\$3,400	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-8 Lamps							
	Incandescent	10%			2031	\$2,600	2		
	Egress Lighting								
	Emergency, Battery	50%			2036	\$3,400	10	\$500	
	Exit, Battery	50%			2036	\$2,400	10	\$100	
	Exterior Lighting								
	Fluorescent	5%			2031	\$800	10		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Outside							
		Explanation : Compact Fluorescent Lights							
	Incandescent	5%			2031	\$1,100	2		
	No Component	90%							
Alarm									
	Security System								
	Generic	100%	Now	\$7,700	2046	* *	1	\$1,400	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : CCTV Surveillance Cameras Not Functional.							
	Fire/Smoke Detection								
	Generic, Digital	100%			2036	\$10,500	1-3	\$2,600	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Smoke Detectors, Alarm Bells, Horns, Manual Pull Stations							

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

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

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

**ADMIN. FOR CHILDREN'S SERVICES - 068**  
**BEACH AVE. NON-SECURE DET. HOME2 (GROUP HOME)**  
**Asset # : 14322**

<b>Mechanical</b>		<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Heating</b>									
Energy Source	Natural Gas	100%			2046	* *	1		
Conversion Equipment	Hot Water Boiler	100%	Now	\$2,200	2034	\$43,400	1	\$1,800	
				<i>Corroded, Extent : Moderate, Area Affected : 5%</i>					
				<i>Location : Basement. Corroded Boiler Shell</i>					
				<i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i>					
				<i>Location : Basement. Old But Still Working</i>					
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
				<i>Location : Basement Boiler Room</i>					
				<i>Explanation : 1 Unit Hart And Grousse. 120,000 Btu</i>					
Distribution	Hot Wtr Piping/Pump	100%			2044	* *	4	\$300	
Terminal Devices	Convactor/Radiator	100%	Now	\$1,700	2041	* *	1	\$1,200	
				<i>Not in Service, Extent : Moderate, Area Affected : 15%</i>					
				<i>Location : The Unit In 1st Floor 2nd Office</i>					
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
				<i>Location : Perimeter Walls</i>					
				<i>Explanation : Cast Iron Baseboard Radiators</i>					
Controls	Electrical	100%			2029	\$22,700			
<b>Air Conditioning</b>									
Energy Source	Electricity	100%			2044	* *	1		
Conversion Equipment	Window/Wall Unit	70%			2031	\$10,800	1		
	No Component	30%							
<b>Ventilation</b>									
Distribution	Ductwork/Diffusers	10%			LIFE	* *	2-5	\$400	
	No Component	90%							
Exhaust Fans	Roof	5%			2036	\$400	2		
				<i>Other Observation, Extent : Light, Area Affected : 10%</i>					
				<i>Location : Side Of Building</i>					
				<i>Explanation : Kitchen Exhaust Is Ducted Out Of The Building And Up To An Exhaust Fan On Roof</i>					
	Wall Unit	5%			2036	\$100	2		
	No Component	90%							
<b>Plumbing</b>									
H/C Water Piping	Brass/Copper	100%			2046	* *	1		

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

**Asset # : 14322**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Water Heater With Tanks								
	Gas Fired	100%			2031	\$17,100	2		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement Boiler Room							
		Explanation : 1 Unit A.O. Smith Capacity 40 Gallons							
Sanitary Piping									
	Cast Iron	100%	Now	\$1,000	LIFE	* *	1		
		Blockage /Clogged, Extent : Moderate, Area Affected : 10%							
		Location : Basement And Backyard							
Backflow Preventer									
	Generic	100%			2036	\$1,800	1	\$300	
Fixtures									
	Generic	100%							
Fire Suppression									
	Chemical System								
	Generic	100%			2031	\$58,100	1-10	\$29,000	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Kitchen							
		Explanation : 1 Set Covers 15 Square Feet							

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

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

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

Print Date : 13-Aug-2025

**ADMIN. FOR CHILDREN'S SERVICES - FY 2026**

**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** : 14-Mar-2025 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2  
**Block** : 4905 **Lot** : 2 **BIN** : 2097408

**CAPITAL****Total**

Importance Code

**Total**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$39,900			
Interior Architecture	\$39,000			\$300
Electrical	\$7,100	\$200	\$200	\$200
Mechanical	\$2,500	\$1,900	\$2,000	\$1,800
Site Pavements	\$1,100			
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
<b>Total</b>	<b>\$96,800</b>	<b>\$9,300</b>	<b>\$9,500</b>	<b>\$9,600</b>
Importance Code A	\$40,000	\$100	\$100	\$100
Importance Code B	\$30,700	\$9,200	\$9,400	\$9,300
Importance Code C	\$26,100			\$200
<b>Total</b>	<b>\$96,800</b>	<b>\$9,300</b>	<b>\$9,500</b>	<b>\$9,600</b>



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

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

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Masonry: Brick	98%			LIFE	* *	5	\$19,500		
	Joint Mortar Miss/Erode, Extent : Severe, Area Affected : 80%								
	Location : All Facades								
	Water Penetration, Extent : Severe, Area Affected : 50%								
	Location : One Story Wings								
	Worn/Erode, Extent : Severe, Area Affected : 80%								
	Location : All Facades								
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Entire Building								
	Explanation : This Building Is Unoccupied And Out Of Service At Time Of Survey								
Wood	2%	Now	\$4,300	2049	* *	5	\$500		
	Dry Rot/Decay, Extent : Severe, Area Affected : 60%								
	Location : Door Surrounds								
Windows									
Aluminum	100%			2052	* *	5	\$1,300		
	Window Guards, Extent : Light, Area Affected : 100%								
	Location : Windows								
Roof									
Asphalt Shingle	100%	Now	\$25,200	2051	* *				
	Miss/Damaged Flashings, Extent : Severe, Area Affected : 10%								
	Location : Lower Asphalt Roof								
	Water Penetration, Extent : Severe, Area Affected : 5%								
	Location : Office Area Below Lower Roof								
	Other Observation, Extent : Severe, Area Affected : 60%								
	Location : Spaces And Rooms Within Building Below Lower Roof								
	Explanation : Water Penetration Is Causing Mold								
Interior									
Floors									
Cast in Place Concrete	30%	Now	\$2,000	LIFE	* *	5	\$2,600		
	Cracking/Crumbling, Extent : Severe, Area Affected : 5%								
	Location : Throughout Basement								
Ceramic Tile	5%			2045	* *	5	\$200		
Sheet Vinyl/Rubber	65%			2041	* *	5	\$3,900		
Interior Walls									
Ceramic Tile	5%			2045	* *	5	\$500		
Gypsum Board	95%	Now	\$25,000	LIFE	* *	5	\$5,400		
	Water Penetration, Extent : Severe, Area Affected : 50%								
	Location : 1st Floor								
	Other Observation, Extent : Severe, Area Affected : 20%								
	Location : 1st And 2nd Floor								
	Explanation : Mold Development								

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



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

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

## Interior

## Ceilings

## Gypsum Board

98% Now \$11,900 LIFE \* \* 5 \$4,200

*Water Penetration, Extent : Severe, Area Affected : 50%*

*Location : Rooms Below Lower Asphalt Roof*

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

*Location : 1st Floor Rooms And Stairwell*

*Explanation : Mold Development*

## Metal Panel

2% LIFE \* \* 5 \$200

## Site Enclosure

## Fence/Gates

## Iron Picket

100% 2071 \* \*

## Retaining Walls

## Cast in Place Concrete

98% 2071 \* \*

## Concrete Masonry Unit

2% 2056 \* \*

## Site Pavements

## On-Site Walkways

## Cast in Place Concrete

100% Now \$1,100 2041 \* \*

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

*Location : Entrance Walkway*

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

## Under 600 Volts

## Service Equipment

## Fused Disc Sw

100% 2046 \* \* 5

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

*Location : Basement*

*Explanation : One 200 Ampere Main Disconnect Switch*

## Switchgear / Switchboard

## Fused Disc Sw

100% 2046 \* \* 5

## Raceway

## Conduit

100% 2046 \* \* 1

## Panelboards

## Fused Disc Sw

5% 2044 \* \* 5

## Molded Case Bkrs

95% 2044 \* \* 5 \$100

## Wiring

## Thermoplastic

100% 2046 \* \* 1

## Motor Controllers

## Locally Mounted

100% 2041 \* \* 5

## Ground

## Grounding Devices

## Generic

100% LIFE \* \* 5 \$100

## Lighting

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

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Interior Lighting								
	Fluorescent	95%			2036	\$32,400	10	\$1,700	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T8 Lamps							
	LED	5%			2044	* *			
Egress Lighting									
	Emergency, Battery	50%			2036	\$1,700	10	\$200	
	Exit, Service	50%			2036	\$400	1		
Exterior Lighting									
	HID	10%			2036	\$900	10		
	No Component	90%							
Alarm									
	Security System								
	Generic	50%			2036	\$1,900	1	\$400	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Hallways And Exit Doors							
		Explanation : Intrusion Alarm And Motion Sensor							
	Generic	50%	Now	\$1,900	2046	* *	1	\$300	
		Malfunctioning, Extent : Moderate, Area Affected : 100%							
		Location : Outside Perimeter							
Fire/Smoke Detection									
	Generic, Digital	100%	Now	\$5,200	2046	* *	1-3	\$1,100	
		Malfunctioning, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2046	* *	1		
Conversion Equipment									
	Hot Water Boiler	100%			2041	* *	1	\$1,000	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Basement - Boiler Room								
	Explanation : One Unit								
Distribution									
	Hot Wtr Piping/Pump	100%			2044	* *	4	\$100	
Terminal Devices									
	Convactor/Radiator	90%			2041	* *	1	\$600	
	Unit Heater - Hot Water	10%			2036	\$1,200			
Controls									
	Electrical	100%			2031	\$11,100			
Air Conditioning									

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

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
Air Conditioning								
	Energy Source							
	Electricity	100%		2044	* *	1		
	Conversion Equipment							
	Window/Wall Unit	100%		2031	\$7,600	1		
Ventilation								
	Distribution							
	Ductwork/Diffusers	100%		LIFE	* *	2-5	\$1,800	
	Exhaust Fans							
	Roof	100%		2036	\$3,900	2	\$100	
Plumbing								
	H/C Water Piping							
	Brass/Copper	100%		2046	* *	1		
	Water Heater With Tanks							
	Gas Fired	100%		2031	\$17,100	2		
	<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
	<i>Location : Basement - Boiler Room</i>							
	<i>Explanation : One Unit, 120mbh 75 Gallons</i>							
	Sanitary Piping							
	Cast Iron	100%		LIFE	* *	1		
	Sump Pump(s)							
	Submersible	100%		2029	\$100	4	\$100	
	Backflow Preventer							
	Generic	100%		2036	\$900	1	\$100	
	Fixtures							
	Generic	100%						
	Booster Pump w/Tank							
	Generic	100%		2036	\$36,200	1	\$16,500	

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

Print Date : 13-Aug-2025

**ADMIN. FOR CHILDREN'S SERVICES - FY 2026**

**Asset Name** : CHRISTOPHER STREET SCHOOL ALPHA COTTAGE  
**Address** : 1870 SCHIEFFELIN PLACE  
**Borough** : BRONX **Agency's Number** : N/A  
**Program / Asset #** : HRA0049.010 / 54 **Yr Built/Renovated** : 1965 / 2012  
**Area Sq Ft** : 4,000 **Project Type** : CHILDREN'S SERVICES  
**Date of Survey** : 14-Mar-2025 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2  
**Block** : 4905 **Lot** : 2 **BIN** : 2097408

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$137,500	
Mechanical		\$146,400
<b>Total</b>	<b>\$137,500</b>	<b>\$146,400</b>
Importance Code A	\$137,500	
Importance Code B		\$146,400
<b>Total</b>	<b>\$137,500</b>	<b>\$146,400</b>

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$37,200			
Interior Architecture	\$10,700		\$900	\$200
Electrical	\$1,100	\$400	\$400	\$500
Mechanical	\$8,200	\$2,000	\$24,600	\$2,000
<b>Total</b>	<b>\$57,200</b>	<b>\$2,400</b>	<b>\$25,800</b>	<b>\$2,700</b>
Importance Code A	\$37,400	\$200	\$200	\$200
Importance Code B	\$14,400	\$2,200	\$25,600	\$2,500
Importance Code C	\$5,400			
<b>Total</b>	<b>\$57,200</b>	<b>\$2,400</b>	<b>\$25,800</b>	<b>\$2,700</b>



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

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

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

**ADMIN. FOR CHILDREN'S SERVICES - 068**  
**CHRISTOPHER STREET SCHOOL ALPHA COTTAGE**  
**Asset # : 54**

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	98%	Now	\$137,500	LIFE	**	5	\$16,700	
	Diagonal Cracks, Extent : Moderate, Area Affected : 1%							
	Location : Facades							
	Joint Mortar Miss/Erode, Extent : Severe, Area Affected : 25%							
	Location : Throughout, Chimney							
	Loose Units, Extent : Severe, Area Affected : 2%							
	Location : Chimney							
	Recent Repair Evident, Extent : N/A, Area Affected : 50%							
	Location : Window Lintel Replacement And Masonry Work							
Slate Panels	2%	Now	\$26,500	LIFE	**	5	\$300	
	Broken/Missing Elements, Extent : Severe, Area Affected : 25%							
	Location : Window Sills							
	Joint Mortar Miss/Erode, Extent : Severe, Area Affected : 50%							
	Location : Window Sills							
Windows								
Aluminum	70%	Now	\$1,500	2052	**	5	\$800	
	Air Infiltration, Extent : Moderate, Area Affected : 2%							
	Location : Second Floor							
	Window Guards, Extent : Light, Area Affected : 10%							
	Location : Second Floor Windows And Basement Windows							
Metal/Detention Type	30%			2056	**	5	\$2,500	
Parapets								
Masonry: Brick	95%			LIFE	**	5-10	\$10,800	
	Other Observation, Extent : N/A, Area Affected : 50%							
	Location : Roof Parapet							
	Explanation : Interior Face Covered Over With Roofing Membrane. Parapet Is Very Low							
Metal Panel	5%			2046	**	5	\$300	
Roof								
Modified Bitumen	100%			2041	**	10	\$7,200	
	Recent Replace Evident, Extent : N/A, Area Affected : 100%							
	Location : Main Roof							
Interior								
Floors								
Cast in Place Concrete	5%	4+	\$700	LIFE	**	5	\$800	
	Cracking/Crumbling, Extent : Light, Area Affected : 2%							
	Location : Boiler Room							
Ceramic Tile	5%			2045	**	5	\$400	
Vinyl Tile	90%			2041	**	3	\$2,600	
Interior Walls								
Concrete Masonry Unit	70%			LIFE	**	5	\$6,800	
Plaster	30%			LIFE	**	5-10	\$3,100	
Ceilings								
Plaster	100%	Now	\$4,600	LIFE	**	5	\$4,800	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 1%							
	Location : Second Floor Common Spaces And Bunk Rooms							

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

Estimates are rounded to the nearest hundred dollars.

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

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

**ADMIN. FOR CHILDREN'S SERVICES - 068**  
**CHRISTOPHER STREET SCHOOL ALPHA COTTAGE**  
**Asset # : 54**

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

Site Enclosure

Retaining Walls

Cast in Place Concrete	100%		2056	* *
------------------------	------	--	------	-----

Site Pavements

On-Site Walkways

Cast in Place Concrete	100%		2041	* *
------------------------	------	--	------	-----

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

*Location : Main Entry*

*Explanation : Concrete Platform*

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

Under 600 Volts

Service Equipment

Fused Disc Sw	100%		2036	\$7,500	5
---------------	------	--	------	---------	---

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

*Location : Electrical Room Basement*

*Explanation : One 400 Ampere Main Disconnect Switch*

Raceway

Conduit	100%		2036	\$9,900	1
---------	------	--	------	---------	---

Panelboards

Fused Disc Sw	5%		2035	\$1,000	5	
Molded Case Bkrs	95%		2035	\$19,000	5	\$100

Wiring

Thermoplastic	100%		2036	\$12,200	1
---------------	------	--	------	----------	---

Motor Controllers

Locally Mounted	100%		2034	\$29,600	5
-----------------	------	--	------	----------	---

Ground

Grounding Devices

Generic	100%		LIFE	* *	5	\$100
---------	------	--	------	-----	---	-------

Lighting

Interior Lighting

Fluorescent	90%		2041	* *	10	\$3,300
-------------	-----	--	------	-----	----	---------

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

*Location : Throughout The Building*

*Explanation : T8 Lamps*

LED	10%		2041	* *
-----	-----	--	------	-----

Egress Lighting

Emergency, Battery	50%		2031	\$3,400	10	\$500
--------------------	-----	--	------	---------	----	-------

Exit, Battery	50%		2031	\$2,800	10	\$100
---------------	-----	--	------	---------	----	-------

Exterior Lighting

LED	10%		2041	* *
-----	-----	--	------	-----

No Component	90%
--------------	-----

Alarm

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

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

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

**ADMIN. FOR CHILDREN'S SERVICES - 068**  
**CHRISTOPHER STREET SCHOOL ALPHA COTTAGE**  
**Asset # : 54**

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

**Alarm**

Security System  
Generic

100% 2036 \$7,500 1 \$1,500  
*Other Observation, Extent : N/A, Area Affected : 100%*  
*Location : Inside And Outside Of The Building*  
*Explanation : CCTV Cameras*

Fire/Smoke Detection  
Generic, Analog

100% 2036 \$10,300 1-3 \$2,500  
*Other Observation, Extent : N/A, Area Affected : 100%*  
*Location : Throughout The Building*  
*Explanation : Instrusion Alarm And Motion Sensor*

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

**Heating**

Energy Source  
Natural Gas

100% 2046 \* \* 1

Conversion Equipment  
Hot Water Boiler

100% 2041 \* \* 1 \$2,000  
*Other Observation, Extent : N/A, Area Affected : 100%*  
*Location : Basement - Boiler Room*  
*Explanation : One Unit*

Distribution  
Hot Wtr Piping/Pump

100% 2035 \$8,700 4 \$300

Terminal Devices

Convactor/Radiator

100% 2034 \$32,700 1 \$1,300  
*On Extended Life, Extent : Light, Area Affected : 100%*  
*Location : Throughout*

Controls

Electrical

100% 2029 \$22,200

**Air Conditioning**

Energy Source  
Electricity

100% 2044 \* \* 1

Conversion Equipment  
Split Unit

100% 0-2 \$4,700 2031 \$95,000  
*Corroded, Extent : Light, Area Affected : 33%*  
*Location : 2nd Floor Mechanical Closet*  
*R-22 Refrigerant, Extent : Light, Area Affected : 100%*  
*Location : Mechanical Closets*

**Ventilation**

Distribution

Ductwork/Diffusers

100% LIFE \* \* 2-5 \$3,500

Exhaust Fans

Interior

100% 2031 \$17,700 2 \$100

**Plumbing**

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

**ADMIN. FOR CHILDREN'S SERVICES - 068**  
**CHRISTOPHER STREET SCHOOL ALPHA COTTAGE**  
**Asset # : 54**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2036	\$51,400	1		
	Water Heater With Tanks								
	Gas Fired	100%			2034	\$17,100	2		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement - Boiler Room							
		Explanation : One Unit, 75mbh 74 Gallons							
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Fixtures								
	Generic	100%							
	Booster Pump w/Tank								
	Generic	100%			2036	\$36,200	1	\$16,500	
Fire Suppression									
	Sprinkler								
	No Component	90%							
	Generic	10%			2036	\$5,500	1-2	\$100	

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



Print Date : 13-Aug-2025

**ADMIN. FOR CHILDREN'S SERVICES - FY 2026**

**Asset Name** : CHRISTOPHER STREET SCHOOL MAIN BUILDING  
**Address** : 1870 SCHIEFFELIN PLACE  
**Borough** : BRONX **Agency's Number** : N/A  
**Program / Asset #** : HRA0049.000 / 1947 **Yr Built/Renovated** : 1955 / 2012  
**Area Sq Ft** : 37,482 **Project Type** : CHILDREN'S SERVICES  
**Date of Survey** : 14-Mar-2025 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2  
**Block** : 4905 **Lot** : 2 **BIN** : 2097408

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$571,300	\$71,500
Electrical	\$96,700	\$457,800
Mechanical	\$137,300	\$1,487,700
Site Pavements	\$305,600	
<b>Total</b>	<b>\$1,111,000</b>	<b>\$2,017,000</b>
Importance Code A	\$571,300	\$266,600
Importance Code B	\$234,000	\$1,750,500
Importance Code C	\$305,600	
<b>Total</b>	<b>\$1,111,000</b>	<b>\$2,017,000</b>

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$39,300		\$2,900	
Interior Architecture	\$71,200		\$2,100	\$2,600
Electrical	\$7,700	\$6,100	\$6,200	\$7,300
Mechanical	\$66,100	\$8,000	\$9,400	\$7,300
Site Enclosure	\$93,600			
Site Pavements	\$18,200			
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
<b>Total</b>	<b>\$303,300</b>	<b>\$21,300</b>	<b>\$27,800</b>	<b>\$24,400</b>
Importance Code A	\$39,400	\$800	\$3,000	\$800
Importance Code B	\$192,100	\$20,500	\$24,800	\$22,400
Importance Code C	\$71,900			\$1,200
<b>Total</b>	<b>\$303,300</b>	<b>\$21,300</b>	<b>\$27,800</b>	<b>\$24,400</b>



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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	3%	4+	\$2,800	LIFE	* *	5	\$11,700	
	Vertical Cracks, Extent : Moderate, Area Affected : 2% Location : Base Of Exterior Walls At Rear Of Building							
Masonry: Brick	92%	Now	\$117,700	LIFE	* *	5	\$71,500	
	Diagonal Cracks, Extent : Moderate, Area Affected : 10% Location : Boiler Room Chimney, Learning Kitchen Exterior Walls Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 5% Location : Boiler Room Chimney Water Penetration, Extent : Severe, Area Affected : 2% Location : Learning Kitchen Exterior Walls							
Masonry: Limestone	2%			LIFE	* *	5	\$2,300	
Stucco Cement	3%			2049	* *	5	\$5,800	
Windows								
Aluminum	100%	Now	\$3,900	2052	* *	5	\$800	
	Ctrwt/Balnc Not Funct, Extent : Severe, Area Affected : 15% Location : Exterior Windows Window Guards, Extent : Light, Area Affected : 100% Location : All Windows							
Parapets								
Masonry: Brick	95%	4+	\$21,200	LIFE	* *	5	\$8,400	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 2% Location : Inside Parapet Walls Due To Painted Surface Painted Surfaces, Extent : Moderate, Area Affected : 100% Location : Inside Face Of Parapet Wall							
Pre-Cast Concrete	5%			LIFE	* *	5	\$5,600	
	Other Observation, Extent : N/A, Area Affected : 100% Location : Copings Explanation : Coating Applied To Coping Stones							
Roof								
Modified Bitumen	52%	Now	\$453,600	2046	* *			1
	Blisters, Extent : Severe, Area Affected : 10% Location : Throughout Main Roof Area Ponding, Extent : Severe, Area Affected : 20% Location : Throughout Main Roof Recent Repair Evident, Extent : N/A, Area Affected : 100% Location : Coating Applied To Roof Membrane Water Penetration, Extent : Severe, Area Affected : 50% Location : Rooms On The Second Floor And Kitchen Area							
Single Ply Membrane	20%	Now	\$6,500	2041	* *			
	Water Penetration, Extent : Moderate, Area Affected : 2% Location : Learning Kitchen							
Single Ply Membrane	23%			2041	* *	10	\$18,400	
Skylight, Metal/Glass	5%			2056	* *	10	\$13,300	
Soffits								
Cast in Place Concrete	100%			LIFE	* *	5	\$1,800	

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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Cast in Place Concrete	5%	4+	\$4,800	LIFE	**	5	\$6,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%									
Location : Boiler Room									
	Ceramic Tile	5%			2045	**	5	\$2,800	
	Quarry Tile	15%	4+	\$12,300	2049	**	5	\$6,300	
Cracking/Crumbling, Extent : Light, Area Affected : 5%									
Location : Learning Kitchen									
	Sheet Vinyl/Rubber	40%			2041	**	5	\$33,500	
	Slate	5%			LIFE	**	5	\$5,900	
	Vinyl Tile	30%			2041	**	3	\$6,300	
Interior Walls									
	Ceramic Tile	5%			2045	**	5	\$2,400	
	Concrete Masonry Unit	5%	Now	\$4,600	LIFE	**	5	\$1,000	
Diagonal Cracks, Extent : Moderate, Area Affected : 5%									
Location : Water Main Room									
Horizontal Cracks, Extent : Moderate, Area Affected : 5%									
Location : Water Main Room									
	Fiberglass Panel	35%			LIFE	**	10	\$4,200	
	Gypsum Board	40%	Now	\$5,400	LIFE	**	5	\$11,700	
Water Penetration, Extent : Moderate, Area Affected : 2%									
Location : Learning Kitchen, Second Floor Hallway									
	Metal Panel	10%			LIFE	**	10	\$2,200	
	Plaster	5%	Now	\$1,200	LIFE	**	5	\$700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%									
Location : Stairwells Top Floor									
Ceilings									
	AcousTileSusp.Lay-In	12%	Now	\$3,700	2049	**	5	\$2,200	
Water Penetration, Extent : Severe, Area Affected : 5%									
Location : Learning Kitchen, Second Floor Hallway									
	Exposed Struc: Concrete	5%	Now	\$5,600	LIFE	**	5	\$300	
Cracking/Crumbling, Extent : Severe, Area Affected : 5%									
Location : Water Meter Room									
Diagonal Cracks, Extent : Severe, Area Affected : 5%									
Location : Water Meter Room									
	Exposed Struc: Steel	3%			LIFE	**	10	\$2,200	
	Gypsum Board	40%	Now	\$5,200	LIFE	**	5	\$18,600	
Water Penetration, Extent : Severe, Area Affected : 5%									
Location : Learning Kitchen									
	Metal Panel	10%			LIFE	**	5	\$9,300	
	Plaster	30%			LIFE	**	5-10	\$19,200	
Site Enclosure									

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Site Enclosure									
Fence/Gates									
Chain Link	5%			2056	**				
Iron Picket	95%	2-4	\$27,400	2071	**				
Corrosion/Rusting, Extent : Moderate, Area Affected : 25%									
Location : Throughout									
Deteriorated Finish, Extent : Moderate, Area Affected : 50%									
Location : Throughout									
Free Standing Walls									
Masonry: Brick	100%	Now	\$8,600	2046	**				
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%									
Location : Along Driveway									
Retaining Walls									
Cast in Place Concrete	40%	Now	\$9,700	2056	**				
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%									
Location : South Wall									
Masonry: Brick	50%	Now	\$47,800	2046	**				
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%									
Location : Along Driveway									
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 20%									
Location : Along Driveway									
Loose Units, Extent : Moderate, Area Affected : 20%									
Location : Along Driveway									
Masonry: Fieldstone	10%			2046	**				
Site Pavements									
On-Site Walkways									
Cast in Place Concrete	5%	Now	\$200	2056	**				
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : West Facade, Exterior Steps									
Masonry: Granite	5%	Now	\$18,000	LIFE	**				
Broken/Missing Elements, Extent : Severe, Area Affected : 10%									
Location : Front Entrance Steps									
Joint Mortar Miss/Erode, Extent : Severe, Area Affected : 10%									
Location : Front Entrance Steps									
Misaligned/Bulging, Extent : Moderate, Area Affected : 2%									
Location : Front Entrance Steps									
Panel/Paver: Bluestone	90%	Now	\$245,300	LIFE	**	5	\$5,100		
Spalling, Extent : Severe, Area Affected : 25%									
Location : Throughout Walkways									
Parking/Driveway									
Asphalt	100%	Now	\$60,300	2039	**				
Cracking/Crumbling, Extent : Light, Area Affected : 25%									
Location : Throughout									
Activity Yard									
Asphalt	100%			2045	**				

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

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2036	\$15,100	5	\$200	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : One 3,000 Ampere Main Disconnect Switch							
	Switchgear / Switchboard								
	Fused Disc Sw	90%			2036	\$87,800	5	\$100	
	Molded Case Bkrs	10%			2036	\$9,800	5	\$100	
	Raceway								
	Conduit	100%			2036	\$41,200	1		
	Panelboards								
	Fused Disc Sw	5%			2035	\$3,000	5		
	Molded Case Bkrs	95%			2035	\$56,900	5	\$900	
	Wiring								
	Thermoplastic	100%			2036	\$58,300	1		
	Motor Controllers								
	Locally Mounted	100%			2034	\$118,500	5	\$300	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$1,100	
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2034	\$6,600	1	\$11,500	
	Generators								
	Diesel	100%			2032	\$66,000	1	\$14,500	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Outside The Building							
		Explanation : One 100 Kilowatts							
	Batteries								
	Lead/Acid	100%			2027	\$2,500	5	\$1,400	
	Fuel Storage								
	Main Tank	100%			2039	* *	5		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Belly Tank							
		Explanation : 275 Gallon							
Lighting									
	Interior Lighting								
	Fluorescent	80%			2041	* *	10	\$27,500	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T8 Lamps							
	LED	20%			2041	* *			
	Egress Lighting								
	Emergency, Service	50%			2036	\$11,500	1		
	Exit, Service	50%			2036	\$8,100	1		

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Exterior Lighting								
LED	10%			2041	* *			
No Component	90%							
Alarm								
Security System								
Generic	50%			2036	\$35,200	1	\$7,000	
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Inside And Outside							
	Explanation : CCTV Surveillance Cameras							
Generic	50%			2031	\$35,200	1	\$7,000	
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Hallway And Exit Doors							
	Explanation : Intrusion Alarm And Motion Sensor							
Fire/Smoke Detection								
Generic, Digital	100%	Now	\$96,700	2046	* *	1-3	\$21,000	
	Malfunctioning, Extent : Moderate, Area Affected : 100%							
	Location : Throughout The Building							
Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Electricity	20%			2046	* *	1		
Natural Gas	80%			2046	* *	1		
Conversion Equipment								
Furnace	5%			2036	\$5,800	1	\$900	
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Lower Roofs							
	Explanation : Two Units, Serving Kitchen And Instructional Kitchen							
Radiant Heater	20%			2036	\$195,100	2	\$3,500	
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Main Entrance, Stairways, Boiler Room, Electrical Room, Water Meter Room							
	Explanation : Electric Unit Heaters							
No Component	75%							
	Other Observation, Extent : N/A, Area Affected : 0%							
	Location : Roofs							
	Explanation : Reported Under Air Conditioning As 7 Packaged Rooftop Units							
Controls								
Electrical	100%	Now	\$10,400	2029	\$52,100			
	Malfunctioning, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							
Air Conditioning								
Energy Source								
Electricity	100%			2044	* *	1		

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Conversion Equipment								
	Ext Pkg Unit - Heating/Cooling	80%	Now	\$50,400	2031	\$503,800	2	\$1,500	
		Broken, Extent : Moderate, Area Affected : 15%							
		Location : Roof - Unit #3							
		Damaged, Extent : Light, Area Affected : 10%							
		Location : Roofs							
		Malfunctioning, Extent : Moderate, Area Affected : 100%							
		Location : Roofs							
		R-22 Refrigerant, Extent : Light, Area Affected : 100%							
		Location : Roof							
	Split Unit	18%	Now	\$8,000	2031	\$160,200			
		Broken, Extent : Moderate, Area Affected : 15%							
		Location : Roof							
		R-22 Refrigerant, Extent : Light, Area Affected : 100%							
		Location : Elevator Machine Room, Kitchen, Pantry							
	Window/Wall Unit	2%			2031	\$2,800	1		
Ventilation									
	Distribution								
	Ductwork/Diffusers	8%	Now	\$26,300	LIFE	* *	2-5	\$1,700	
		Insul. Deteriorating, Extent : Light, Area Affected : 5%							
		Location : Roofs							
	Ductwork/Diffusers	92%			LIFE	* *	2-5	\$30,400	
Exhaust Fans									
	Roof	100%			2031	\$72,700	2	\$1,100	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2036	\$481,400	1		
Water Heater With Tanks									
	Gas Fired	32%			2031	\$16,400	2		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement - Boiler Room							
		Explanation : One Unit, 199mbh 81 Gallons							
	Gas Fired	31%			2029	\$15,900	2		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement - Boiler Room							
		Explanation : One Unit, 250mbh 80 Gallons							
	Gas Fired	37%			2029	\$19,000	2		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement - Boiler Room							
		Explanation : One Unit, 250mbh 100 Gallons							
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	* *	1		

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Backflow Preventer								
	Generic	100%			2036	\$16,700	1	\$2,300	
	Fixtures								
	Generic	100%							
	Booster Pump w/Tank								
	Generic	100%			2036	\$36,200	1	\$16,500	
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
		Controller Not Working, Extent : Severe, Area Affected : 100%							
		Location : Elevator Machine Room							
Fire Suppression									
	Standpipe								
	Generic	100%			2046	* *	1-5	\$18,900	
	Sprinkler								
	Generic	100%			2046	* *	1-2	\$10,500	
	Chemical System								
	Generic	75%			2031	\$43,600	1-10	\$21,800	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Kitchen							
		Explanation : One 45 Square Foot Hood							
	Generic	25%			2031	\$14,500	1-10	\$7,300	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Instructional Kitchen							
		Explanation : One 15 Square Foot Hood							

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

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

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



Print Date : 13-Aug-2025

**ADMIN. FOR CHILDREN'S SERVICES - FY 2026**

**Asset Name** : CHRISTOPHER STREET SCHOOL OMEGA COTTAGE  
**Address** : 1870 SCHIEFFELIN PLACE  
**Borough** : BRONX **Agency's Number** : N/A  
**Program / Asset #** : HRA0049.020 / 30 **Yr Built/Renovated** : 1965 / 2012  
**Area Sq Ft** : 4,000 **Project Type** : CHILDREN'S SERVICES  
**Date of Survey** : 14-Mar-2025 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2  
**Block** : 4905 **Lot** : 2 **BIN** : 2097408

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Electrical		\$54,800
Mechanical		\$146,400
<b>Total</b>		<b>\$201,100</b>
Importance Code B		\$201,100
<b>Total</b>		<b>\$201,100</b>

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$24,900			
Interior Architecture	\$20,800		\$1,100	
Electrical	\$500	\$400	\$400	\$500
Mechanical	\$3,400	\$2,000	\$24,600	\$2,000
<b>Total</b>	<b>\$49,600</b>	<b>\$2,400</b>	<b>\$26,100</b>	<b>\$2,500</b>
Importance Code A	\$25,100	\$200	\$200	\$200
Importance Code B	\$20,700	\$2,200	\$25,700	\$2,300
Importance Code C	\$3,800		\$200	
<b>Total</b>	<b>\$49,600</b>	<b>\$2,400</b>	<b>\$26,100</b>	<b>\$2,500</b>



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

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

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Masonry: Brick	98%			LIFE	**	5	\$17,700		
	Recent Repair Evident, Extent : N/A, Area Affected : 10% Location : Some Brick Replacement And Pointing Work								
Slate Panels	2%	Now	\$8,400	LIFE	**	5	\$100		
	Broken/Missing Elements, Extent : Severe, Area Affected : 50% Location : Window Sills Joint Mortar Miss/Erode, Extent : Severe, Area Affected : 50% Location : Window Sills Spalling, Extent : Severe, Area Affected : 25% Location : Window Sills								
Windows									
Aluminum	70%			2052	**	5	\$900		
	Recent Repair Evident, Extent : N/A, Area Affected : 100% Location : Window Lintel Replacement And Brick Work								
Metal/Detention Type	30%			2046	**	5	\$1,400		
Parapets									
Masonry: Brick	95%			LIFE	**	5-10	\$6,200		
	Vegetation Growth, Extent : Light, Area Affected : 20% Location : South								
Metal Panel	5%			2056	**	5	\$200		
Roof									
Modified Bitumen	100%	Now	\$2,000	2041	**				
	Recent Replace Evident, Extent : N/A, Area Affected : 100% Location : New Roof Not Installed Well Still Leaks Water Penetration, Extent : Moderate, Area Affected : 5% Location : Dorms Spaces Below								
Interior									
Floors									
Cast in Place Concrete	5%	4+	\$600	LIFE	**	5	\$700		
	Cracking/Crumbling, Extent : Moderate, Area Affected : 2% Location : Boiler Room								
Ceramic Tile	5%			2039	**	5	\$300		
Vinyl Tile	90%			2041	**	3	\$2,300		
Interior Walls									
Ceramic Tile	5%			2039	**	5	\$400		
Concrete Masonry Unit	80%			LIFE	**	5	\$5,700		
Gypsum Board	5%			LIFE	**	5-10	\$800		
Plaster	10%			LIFE	**	5-10	\$800		
Ceilings									
Plaster	70%	Now	\$14,200	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 : First Floor And Basement Classroom, 2nd Floor Boundries Room								
Plaster	30%			LIFE	**	5-10	\$3,400		

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

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

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

Site Enclosure

Retaining Walls

Cast in Place Concrete

100%

2056

\* \*

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

*Location : West*

Site Pavements

On-Site Walkways

Asphalt

100%

2039

\* \*

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

Under 600 Volts

Service Equipment

Fused Disc Sw

100%

2036

\$7,500

5

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

*Location : Basement*

*Explanation : One 100 Ampere Main Disconnect Switch*

Raceway

Conduit

100%

2046

\* \*

1

Panelboards

Fused Disc Sw

5%

2044

\* \*

5

Molded Case Bkrs

95%

2035

\$19,000

5

\$100

Wiring

Thermoplastic

100%

2036

\$12,200

1

Motor Controllers

Locally Mounted

100%

2034

\$29,600

5

Ground

Grounding Devices

Generic

100%

LIFE

\* \*

5

\$100

Lighting

Interior Lighting

Fluorescent

90%

2036

\$54,800

10

\$3,300

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

*Location : Throughout The Building*

*Explanation : T8 Lamps*

LED

10%

2041

\* \*

Egress Lighting

Emergency, Battery

50%

2036

\$3,400

10

\$500

Exit, Service

50%

2036

\$900

1

Exterior Lighting

LED

10%

2041

\* \*

No Component

90%

Alarm

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

*Estimates are rounded to the nearest hundred dollars.*

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Alarm									
	Security System								
	Generic	50%			2031	\$3,800	1	\$800	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Hallway And Exit Doors							
		Explanation : Intrusion Alarm And Motion Sensor							
	Generic	50%			2036	\$3,800	1	\$800	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Inside And Outside							
		Explanation : CCTV Surveillance Cameras							
Fire/Smoke Detection									
	Generic, Digital	100%			2036	\$10,300	1-3	\$2,500	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Bell, Horn, Smoke Detector, Manual Pull Station.							

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2046	* *	1		
	Conversion Equipment								
	Hot Water Boiler	100%			2041	* *	1	\$2,000	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement - Boiler Room							
		Explanation : One Unit							
	Distribution								
	Hot Wtr Piping/Pump	100%			2035	\$8,700	4	\$300	
	Terminal Devices								
	Convactor/Radiator	100%			2034	\$32,700	1	\$1,300	
		On Extended Life, Extent : Light, Area Affected : 100%							
		Location : Throughout							
	Controls								
	Electrical	100%			2029	\$22,200			
Air Conditioning									
	Energy Source								
	Electricity	100%			2044	* *	1		
	Conversion Equipment								
	Split Unit	100%			2031	\$95,000			
		R-22 Refrigerant, Extent : Light, Area Affected : 100%							
		Location : Mechanical Closets							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$3,500	
	Exhaust Fans								
	Interior	100%			2031	\$17,700	2	\$100	

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2036	\$51,400	1		
	Water Heater With Tanks								
	Gas Fired	100%			2034	\$17,100	2		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement - Boiler Room							
		Explanation : One Unit, 75mbh 74 Gallons							
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Fixtures								
	Generic	100%							
	Booster Pump w/Tank								
	Generic	100%			2036	\$36,200	1	\$16,500	
Fire Suppression									
	Sprinkler								
	No Component	90%							
	Generic	10%			2036	\$5,500	1-2	\$100	

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

Print Date : 13-Aug-2025

**ADMIN. FOR CHILDREN'S SERVICES - FY 2026**

**Asset Name** : CROSSROADS JUVENILE DETENTION CENTER  
**Address** : 17 BRISTOL ST. AT PITKIN AVE.  
**Borough** : BROOKLYN **Agency's Number** : N/A  
**Program / Asset #** : DJJ0002.000 / 4382 **Yr Built/Renovated** : 1998 / 2010  
**Area Sq Ft** : 125,000 **Project Type** : CHILDREN'S SERVICES  
**Date of Survey** : 15-Apr-2025 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 3498 **Lot** : 8 **BIN** : 3378202

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$1,025,200	\$324,100
Interior Architecture	\$257,600	\$4,225,000
Electrical		\$1,613,200
Mechanical	\$3,190,300	\$1,513,400
Site Enclosure	\$347,100	
<b>Total</b>	<b>\$4,820,300</b>	<b>\$7,675,600</b>
Importance Code A	\$1,589,700	\$324,100
Importance Code B	\$2,785,800	\$7,351,500
Importance Code C	\$444,700	
<b>Total</b>	<b>\$4,820,300</b>	<b>\$7,675,600</b>

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$156,400		\$12,200	
Interior Architecture	\$333,200			\$9,500
Electrical	\$36,500	\$20,400	\$26,500	\$20,400
Mechanical	\$306,800	\$23,700	\$33,300	\$21,200
Site Enclosure	\$1,400			
Site Pavements	\$14,000			
Elevators/Escalators	\$14,400	\$14,400	\$14,400	\$14,400
<b>Total</b>	<b>\$862,600</b>	<b>\$58,400</b>	<b>\$86,400</b>	<b>\$65,500</b>
Importance Code A	\$157,600	\$5,900	\$18,700	\$5,900
Importance Code B	\$554,400	\$52,600	\$67,700	\$59,600
Importance Code C	\$150,700			
<b>Total</b>	<b>\$862,600</b>	<b>\$58,400</b>	<b>\$86,400</b>	<b>\$65,500</b>



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

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

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

**ADMIN. FOR CHILDREN'S SERVICES - 068**  
**CROSSROADS JUVENILE DETENTION CENTER**  
**Asset # : 4382**

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	10%	0-2	\$46,300	LIFE	**	5	\$91,000	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Staining/Discoloring, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Masonry: Brick	78%	Now	\$149,600	LIFE	**	5	\$90,900	
Efflorescence, Extent : Light, Area Affected : 40%								
Location : Throughout								
Horizontal Cracks, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Vertical Cracks, Extent : Severe, Area Affected : 5%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Gymnasium Clerestory								
Metal Panel	5%	Now	\$7,700	2056	**	5	\$10,900	
Deformed/Dented, Extent : Light, Area Affected : 10%								
Location : Throughout								
Metal: Cage/Fence	5%	Now	\$33,400	2049	**	5	\$12,700	
Corrosion/Rusting, Extent : Light, Area Affected : 10%								
Location : Throughout								
Deformed/Dented, Extent : Light, Area Affected : 20%								
Location : Throughout								
Pre-Cast Concrete	2%			LIFE	**	5	\$15,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Decorative Features On Front Facade								
Explanation : Location Noted								
Windows								
Metal/Detention Type	100%	Now	\$312,400	2046	**	5	\$31,500	
Deteriorated Finish, Extent : Moderate, Area Affected : 60%								
Location : Throughout								
Other Observation, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Explanation : Reported And Observed That Windows Are Frequently Cracked By Occupants And Repaired As Needed								
Parapets								
Cast Stone/Terra Cotta	75%			LIFE	**	5-10	\$310,800	
Pre-Cast Concrete	25%	0-2	\$14,800	LIFE	**	5	\$23,000	
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Gymnasium								

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

Estimates are rounded to the nearest hundred dollars.

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

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

**ADMIN. FOR CHILDREN'S SERVICES - 068**  
**CROSSROADS JUVENILE DETENTION CENTER**  
**Asset # : 4382**

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Metal Panel	30%	Now	\$116,700	2049		* *		
Water Penetration, Extent : Moderate, Area Affected : 20%								
Location : Gymnasium								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Gymnasium								
Explanation : Standing Seam Metal Roof								
Metal Panel	5%			2049		* *	10	\$12,200
Corrosion/Rusting, Extent : Light, Area Affected : 10%								
Location : Throughout								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Above Balconies								
Explanation : Metal Cage Roof								
Single Ply Membrane	17%	2-4	\$46,500	2041		* *		
Ponding, Extent : Light, Area Affected : 10%								
Location : Throughout								
Single Ply Membrane	43%			2041		* *	10	\$57,400
Skylight, Plastic	5%	4+	\$220,500	2041		* *	1	
Glazing Clouded, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Soffits								
Alum/Vinyl Siding	100%			2056		* *	10	\$300

Interior

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



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

**Asset # : 4382**

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Cast in Place Concrete	10%	0-2	\$27,500	LIFE	* *	5	\$35,400	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
		Location : Basement							
	Ceramic Tile	18%	0-2	\$82,200	2045	* *	5	\$14,600	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
	Quarry Tile	5%	0-2	\$29,800	2041	* *	5	\$6,100	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Lobby And Kitchen							
	Sheet Vinyl/Rubber	10%	2-4	\$21,200	2036	\$1,059,300	5	\$12,100	
		Worn/Erode, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	Traffic Topping	10%			2036	\$772,600	5	\$20,200	
	Vinyl Tile	5%	Now	\$22,400	2036	\$223,600	3	\$3,000	
		Broken/Missing Elements, Extent : Light, Area Affected : 5%							
		Location : Basement							
		Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
		Location : Basement, Corridors, And Kitchen Loading Dock							
	Vinyl Tile	40%			2036	\$1,789,100	3	\$32,400	
	Vinyl Tile 9" X 9"	2%			2031	\$259,000	3	\$1,600	
		Broken/Missing Elements, Extent : Light, Area Affected : 5%							
		Location : Throughout Basement Level							
		Worn/Erode, Extent : Moderate, Area Affected : 90%							
		Location : Basement Level							

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

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

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

**ADMIN. FOR CHILDREN'S SERVICES - 068**  
**CROSSROADS JUVENILE DETENTION CENTER**  
**Asset # : 4382**

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Interior Walls									
	Cast in Place Concrete	5%			LIFE	**	10	\$16,200	
	Ceramic Tile	5%	Now	\$35,700	2045	**	5	\$3,200	
	Cracking/Crumbling, Extent : Light, Area Affected : 30%								
	Location : Throughout								
	Concrete Masonry Unit	40%	0-2	\$97,600	LIFE	**	5	\$20,800	
	Cracking/Crumbling, Extent : Light, Area Affected : 20%								
	Location : Throughout								
	Glass: Single Pane	5%	4+	\$39,400	LIFE	**	5	\$4,900	
	Glazing Broken/Cracked, Extent : Light, Area Affected : 20%								
	Location : Throughout								
	Gypsum Board	35%	Now	\$12,700	LIFE	**	5	\$27,300	
	Punct/Tear/Impact Damage, Extent : Light, Area Affected : 2%								
	Location : Child Admissions								
	Water Penetration, Extent : Severe, Area Affected : 2%								
	Location : Near Room 2303								
	Metal Panel	5%	Now	\$27,700	LIFE	**			
	Other Observation, Extent : Severe, Area Affected : 10%								
	Location : Throughout All Floors								
	Explanation : Material Type Reported Specifically For Doors. Reported And Observed That Doors Are Frequently Damaged By Occupants								
	Plaster	5%			LIFE	**	5-10	\$5,500	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Throughout Bathrooms								
	Explanation : Epoxy Finish								
Ceilings									
	AcousTileConcealSpLn	5%	4+	\$6,500	2049	**	5	\$5,100	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%								
	Location : Throughout								
	Exposed Struc: Concrete	10%			LIFE	**	5-10	\$20,200	
	Exposed Struc: Steel	10%	Now	\$77,800	LIFE	**			
	Water Penetration, Extent : Light, Area Affected : 20%								
	Location : Gymnasium								
	Gypsum Board	60%	Now	\$34,000	LIFE	**	5	\$121,400	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
	Location : Throughout								
	Water Penetration, Extent : Severe, Area Affected : 5%								
	Location : 1st Floor Sprinkler Holes And Near Room 2303								
	Metal Panel	15%			LIFE	**	5	\$60,700	

Site Enclosure

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

**ADMIN. FOR CHILDREN'S SERVICES - 068**  
**CROSSROADS JUVENILE DETENTION CENTER**  
**Asset # : 4382**

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure									
Fence/Gates									
	Aluminum Rail	5%			2041	* *	5-10	\$3,500	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : At Rooftop							
		Explanation : Rail Has Corrosion And Rusting With Barbed Wire Above							
	Chain Link	55%			2056	* *			
	Iron Picket	25%			2071	* *			
	Metal Panel	15%	4+	\$1,400	LIFE	* *			
		Corrosion/Rusting, Extent : Light, Area Affected : 5%							
		Location : Metal Panel Gates							
Free Standing Walls									
	Concrete Masonry Unit	60%	4+	\$121,100	2046	* *			
		Cracking/Crumbling, Extent : Light, Area Affected : 5%							
		Location : Interior Face Of Perimeter Wall							
		Joint Mortar Miss/Erode, Extent : Light, Area Affected : 5%							
		Location : Interior Face Of Perimeter Wall							
	Masonry: Brick	40%	Now	\$226,100	2046	* *			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
		Location : NYPD Gate Entry							
		Other Observation, Extent : Moderate, Area Affected : 15%							
		Location : Throughout Exterior Wall							
		Explanation : Efflorescence							
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	95%			2041	* *			
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout							
		Spalling, Extent : Light, Area Affected : 2%							
		Location : Near Drive Gate							
	Pavers/Stone	5%			2039	* *			
On-Site Walkways									
	Cast in Place Concrete	100%			2049	* *			
Parking/Driveway									
	Asphalt	100%	Now	\$14,000	2045	* *			
		Cracking/Crumbling, Extent : Light, Area Affected : 5%							
		Location : Driveway, Loading Dock And Parking Lot							
		Ponding, Extent : Light, Area Affected : 5%							
		Location : Throughout							
		Potholes, Extent : Light, Area Affected : 5%							
		Location : Loading Dock							

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

**ADMIN. FOR CHILDREN'S SERVICES - 068**  
**CROSSROADS JUVENILE DETENTION CENTER**  
**Asset # : 4382**

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

Site Pavements

Activity Yard

Cast in Place Concrete

45%

2049

\*\*

Cast in Place Concrete

5%

2049

\*\*

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

*Location : Decorative Part Of Center Yard*

*Explanation : Location Noted*

Pavers/Stone

50%

2045

\*\*

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

Under 600 Volts

Service Equipment

Air Circuit Breaker

100%

2046

\*\*

5

\$700

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

*Location : Electrical Room - Basement*

*Explanation : Two Main Service Disconnect Switches Rated At 4,000 Amperes Each.*

Switchgear / Switchboard

Molded Case Bkrs

100%

2046

\*\*

5

\$3,300

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

*Location : Electrical Room*

*Explanation : Four Vertical Sections*

Raceway

Conduit

100%

2046

\*\*

1

Panelboards

Molded Case Bkrs

80%

2044

\*\*

5

\$2,600

Molded Case Bkrs

20%

2052

\*\*

5

\$700

Wiring

Thermoplastic

100%

2056

\*\*

1

Motor Controllers

Locally Mounted

10%

2041

\*\*

5

\$100

Motor Control Center

90%

2041

\*\*

5

\$3,100

Ground

Grounding Devices

Generic

100%

LIFE

\*\*

5

\$3,700

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

*Location : Water Pump Room In Basement*

Stand-by Power

Transfer Switches

Automatic

100%

2041

\*\*

1

\$38,500

Generators

Diesel

100%

2039

\*\*

1

\$48,400

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

*Location : Generator Room - Outside The Building, Near Parking*

*Explanation : Emergency Generator Rated At 1,200 Kilowatts*

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

*Estimates are rounded to the nearest hundred dollars.*

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

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

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

**Asset # : 4382**

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power									
Batteries									
	Nickel Cadmium	100%			2029	\$2,500	5	\$27,900	
Fuel Storage									
	Day Tank	100%			2058	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%									
Location : In Generator Room - Outside Near Parking. Note That One 8,000 Gallon									
Underground Tank Shared With Boiler Reported Under Mechanical									
Explanation : 275 Gallons									
Lighting									
Interior Lighting									
	Fluorescent	15%			2036	\$285,300	10	\$17,200	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%									
Location : Hallways, Lobby, Inmates Rooms									
	Fluorescent	15%			2036	\$285,300	10	\$17,200	
T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%									
Location : Offices									
	Fluorescent	50%			2036	\$950,900	10	\$57,300	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%									
Location : Basement									
	LED	20%			2041	* *			
Egress Lighting									
	Emergency, Service	50%			2036	\$38,500	1		
	Exit, Service	50%			2036	\$26,900	1		
Exterior Lighting									
	Incandescent	1%			2041	* *	2		
	LED	29%			2044	* *			
	No Component	70%							
Alarm									
Security System									
	Generic	100%			2044	* *	1	\$46,700	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Throughout The Building									
Explanation : CCTV Surveillance Camera									
Fire/Smoke Detection									
	Generic, Digital	100%			2044	* *	1-3	\$77,000	

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

Heating

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

*Estimates are rounded to the nearest hundred dollars.*

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

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

**ADMIN. FOR CHILDREN'S SERVICES - 068**  
**CROSSROADS JUVENILE DETENTION CENTER**  
**Asset # : 4382**

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Electricity	5%			2056	* *	1		
	Natural Gas	10%			2056	* *	1		
	Interruptible Gas/Dual Fuel	85%			2056	* *	1		
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Building Exterior - Vault								
	Explanation : One 8,000 Gallon Tank								
Conversion Equipment									
	Furnace	10%			2041	* *	1	\$6,200	
	Hot Water Boiler	85%	Now	\$564,500	2041	* *	1	\$47,300	
	Broken, Extent : Severe, Area Affected : 50%								
	Location : Boiler Room								
	Leak Evident, Extent : Severe, Area Affected : 10%								
	Location : Boiler Room								
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Boiler Room								
	Explanation : Two Units								
	Radiant Heater	5%			2041	* *	2	\$2,900	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Emergency Power Generator Enclosure, Gymnasium								
	Explanation : Electric Unit Heaters								
Distribution									
	Hot Wtr Piping/Pump	100%	Now	\$5,500	2044	* *	4	\$6,200	
	Broken, Extent : Light, Area Affected : 5%								
	Location : Boiler Room								
Terminal Devices									
	Convactor/Radiator	30%			2041	* *	1	\$12,100	
	Unit Heater - Hot Water	5%			2036	\$37,100			
	No Component	65%							
	Other Observation, Extent : N/A, Area Affected : 0%								
	Location : Throughout								
	Explanation : Reported Under Air Conditioning								
Controls									
	Pneumatic	100%	Now	\$241,600	2030	\$2,415,800			
	Malfunctioning, Extent : Light, Area Affected : 10%								
	Location : Various Locations								
Air Conditioning									
	Energy Source								
	Electricity	100%			2052	* *	1		

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

**ADMIN. FOR CHILDREN'S SERVICES - 068**  
**CROSSROADS JUVENILE DETENTION CENTER**  
**Asset # : 4382**

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	50%	Now	\$210,000	2031	\$1,050,100	2	\$3,100	
	Broken, Extent : Moderate, Area Affected : 45%							
	Location : Roofs							
	R-22 Refrigerant, Extent : Light, Area Affected : 100%							
	Location : Roof							
Ext Pkg Unit - Heating/Cooling	40%			2044	* *	2	\$3,100	
	R-410a Refrigerant, Extent : Light, Area Affected : 100%							
	Location : Roof							
Split Unit	10%			2041	* *			
	R-410a Refrigerant, Extent : Light, Area Affected : 100%							
	Location : Control Room, Telecom Room, Camera Room							
Heat Rejection								
Air Cooled Condenser Unit	10%			2041	* *	2	\$8,700	
No Component	90%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$110,400	
Exhaust Fans								
Roof	100%			2036	\$242,500	2	\$3,800	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2046	* *	1		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Submersible	100%			2029	\$3,900	4	\$4,000	
Sewage Ejector(s)								
Electric	100%			2036	\$65,400	4	\$7,500	
Fixtures								
Generic	100%							
Tankless Water Heater(POU)								
Gas Fired	65%			2034	\$63,200	2	\$2,600	
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Water Heater Room							
	Explanation : Two Units, 650mbh							
Gas Fired	35%			2034	\$34,000	2	\$1,400	
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Boiler Room							
	Explanation : One Unit, 726mbh							

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

Estimates are rounded to the nearest hundred dollars.

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

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

**ADMIN. FOR CHILDREN'S SERVICES - 068**  
**CROSSROADS JUVENILE DETENTION CENTER**  
**Asset # : 4382**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Hot Water Storage Tank								
	Generic	30%			2041	* *	1	\$2,400	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Boiler Room							
		Explanation : Two Units, 115 Gallons Each							
	Generic	70%			2036	\$32,300	1	\$5,500	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Water Heater Room							
		Explanation : Four Unit, 115 Gallons Each							
	Booster Pump w/Tank								
	Generic	100%			2041	* *	1	\$16,500	
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : 1 Freight Unit From Basement To 3rd Floor; 1 Passenger Unit From 1st To 3rd Floor							
		Explanation : Two Units							
Fire Suppression									
	Sprinkler								
	Generic	100%			2046	* *	1-2	\$35,000	
	Fire Pump								
	Generic	100%			2039	* *	1	\$23,300	
	Chemical System								
	Generic	100%			2031	\$58,100	1-10	\$29,000	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Kitchen							
		Explanation : Two 50 Square Foot Hoods							

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



Print Date : 13-Aug-2025

**ADMIN. FOR CHILDREN'S SERVICES - FY 2026**

**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** : 31-Jul-2023 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2  
**Block** : 2276 **Lot** : 1 **BIN** : 2000133

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$473,600	\$204,500
Interior Architecture	\$1,089,800	\$217,500
Electrical	\$1,858,800	\$108,600
Mechanical	\$2,304,300	\$2,294,800
Site Enclosure	\$858,000	
Site Pavements	\$644,800	
<b>Total</b>	<b>\$7,229,300</b>	<b>\$2,825,400</b>
Importance Code A	\$807,900	\$460,000
Importance Code B	\$5,259,500	\$2,365,400
Importance Code C	\$1,162,000	
<b>Total</b>	<b>\$7,229,300</b>	<b>\$2,825,400</b>

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$80,200	\$48,100		\$35,500
Interior Architecture	\$127,900	\$3,700		\$4,700
Electrical	\$18,200	\$17,700	\$20,600	\$75,200
Mechanical	\$54,200	\$37,300	\$31,100	\$78,900
Site Pavements	\$15,900			
Elevators/Escalators	\$14,400	\$14,400	\$14,400	\$14,400
<b>Total</b>	<b>\$310,800</b>	<b>\$121,200</b>	<b>\$66,200</b>	<b>\$208,700</b>
Importance Code A	\$80,200	\$50,800	\$2,400	\$38,500
Importance Code B	\$170,700	\$70,400	\$63,800	\$170,100
Importance Code C	\$59,900			
<b>Total</b>	<b>\$310,800</b>	<b>\$121,200</b>	<b>\$66,200</b>	<b>\$208,700</b>



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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick Cavity	65%			LIFE	**	5	\$61,300	
	Metal Sect. OHD	5%			2048	**	5	\$14,700	
	Metal: Cage/Fence	4%			2048	**	5	\$16,500	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Perforated Panels At Perimeter Balconies								
	Explanation : Location Noted								
	Metal: Cage/Fence	1%			2040	**	5	\$4,100	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Enclosed Entry Portico At South Facade								
	Explanation : Location Noted								
	Pre-Cast Concrete	20%	0-2	\$27,400	LIFE	**	5	\$61,300	
	Staining/Discoloring, Extent : Light, Area Affected : 10%								
	Location : Throughout								
	Window Wall	5%			2055	**	5	\$17,700	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : At Main Staircase								
	Explanation : Location Noted								
Windows									
	Metal/Detention Type	98%	0-2	\$473,600	2055	**	5	\$23,900	
	Glazing Broken/Cracked, Extent : Severe, Area Affected : 25%								
	Location : Throughout 1st Floor								
	Metal Louvers	2%			2038	**	10	\$1,700	
Parapets									
	Masonry: Brick	10%	2-4	\$10,300	LIFE	**	5	\$1,600	
	Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 25%								
	Location : 2nd Floor Staff Terrace								
	Metal: Cage/Fence	10%			2048	**	5-10	\$12,600	
	Pre-Cast Concrete	80%	2-4	\$21,200	LIFE	**	5	\$82,000	
	Cracking/Crumbling, Extent : Light, Area Affected : 2%								
	Location : Various Locations Throughout								

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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Cast in Place Concrete	5%	Now	\$3,800	LIFE	**			
	Water Penetration, Extent : Moderate, Area Affected : 5%							
	Location : Corridor Below 2nd Floor Staff Terrace							
Metal, Corrugated	20%			2048	**	1		
	Recent Repair Evident, Extent : N/A, Area Affected : 100%							
	Location : Roof							
Metal Panel	10%			2040	**	10	\$24,600	
	Corrosion/Rusting, Extent : Light, Area Affected : 5%							
	Location : Throughout							
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Above Balconies							
	Explanation : Perforated Metal Screens							
Modified Bitumen	60%	Now	\$17,600	2040	**			
	Water Penetration, Extent : Severe, Area Affected : 2%							
	Location : Infirmary And Department Of Education Office Areas							
Skylight, Plastic	5%			2048	**	1		
Soffits								
Stucco Cement	100%			2048	**	5	\$46,800	
Interior								
Floors								
Cast in Place Concrete	3%			LIFE	**	5	\$9,800	
Ceramic Tile	25%	2-4	\$634,200	2044	**	5	\$18,700	
	Worn/Erode, Extent : Moderate, Area Affected : 30%							
	Location : Throughout Toilet And Shower Rooms							
Panel/Paver: Cer/Brk	45%			2051	**	5	\$151,900	
Quarry Tile	2%	0-2	\$22,100	2048	**	5	\$2,300	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
	Location : Kitchen Area							
Vinyl Tile	25%	0-2	\$310,700	2040	**	3	\$14,100	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
	Location : Throughout							
	Worn/Erode, Extent : Moderate, Area Affected : 40%							
	Location : Throughout							
Interior Walls								
Cast in Place Concrete	5%			LIFE	**			
Ceramic Tile	5%	0-2	\$38,400	2048	**	5	\$3,500	
	Worn/Erode, Extent : Moderate, Area Affected : 10%							
	Location : Throughout Toilet And Shower Rooms							
Concrete Masonry Unit	25%			LIFE	**	5	\$14,000	
Glass: Special Gauge	10%			LIFE	**	1		
Gypsum Board	55%	0-2	\$21,500	LIFE	**	5	\$46,100	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 2%							
	Location : Various Common Rooms Throughout							
	Paint Peeling, Extent : Moderate, Area Affected : 2%							
	Location : Various Common Rooms Throughout							

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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Ceilings									
	AcousTile,Adhered	15%	0-2	\$144,800	2048	* *	5	\$11,200	
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 25%									
Location : Throughout									
Worn/Erode, Extent : Moderate, Area Affected : 25%									
Location : Throughout									
	AcousTileSusp.Lay-In	5%			2048	* *	5	\$7,500	
	Exposed Struc: Concrete	20%			LIFE	* *	5	\$4,700	
	Exposed Struc: Steel	10%			LIFE	* *			
	Gypsum Board	35%	0-2	\$45,900	LIFE	* *	5	\$65,600	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%									
Location : Main Entrance Lobby And Various Corridor Locations									
	Metal Panel	15%			LIFE	* *	5	\$28,100	
Corrosion/Rusting, Extent : Light, Area Affected : 2%									
Location : Shower Rooms									
Site Enclosure									
Fence/Gates									
	Chain Link	100%			2055	* *			
Free Standing Walls									
	Concrete Masonry Unit	50%	0-2	\$292,000	2055	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : South Perimeter Wall									
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 25%									
Location : Efflorescence On South Perimeter Wall									
	Masonry: Brick	50%	0-2	\$429,400	2055	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 10%									
Location : Various Locations At Brook And Westchester Avenues									
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 40%									
Location : Efflorescence Along Westchester Avenue									
Retaining Walls									
	Cast in Place Concrete	100%	2-4	\$136,700	2070	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%									
Location : Along Westchester Avenue									
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Base Of Free Standing Walls At Perimeter									
Explanation : Location Noted									

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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	\$204,200	2048		* *		
			Cracking/Crumbling, Extent : Moderate, Area Affected : 20%					
			Location : Throughout					
			Misaligned/Bulging, Extent : Severe, Area Affected : 5%					
			Location : Brook Avenue Near Tree					
			Sinking/Subsiding, Extent : Moderate, Area Affected : 1%					
			Location : Along Westchester Avenue					
			Spalling, Extent : Moderate, Area Affected : 25%					
			Location : Along Brook Avenue					
On-Site Walkways								
Cast in Place Concrete	60%			2048		* *		
			Cracking/Crumbling, Extent : Light, Area Affected : 10%					
			Location : North And Northeast Perimeter					
Pavers/Stone	40%	0-2	\$327,200	2044		* *		
			Cracking/Crumbling, Extent : Severe, Area Affected : 30%					
			Location : North Patio					
			Joint Mortar Miss/Erode, Extent : Light, Area Affected : 2%					
			Location : Courtyard And North Patio					
Parking/Driveway								
Asphalt	90%	0-2	\$113,400	2044		* *		
			Cracking/Crumbling, Extent : Moderate, Area Affected : 20%					
			Location : South Driveway And Parking Area					
			Misaligned/Bulging, Extent : Moderate, Area Affected : 2%					
			Location : South Driveway And Parking Area					
Cast in Place Concrete	10%			2048		* *		
			Other Observation, Extent : N/A, Area Affected : 100%					
			Location : Loading Dock Area					
			Explanation : Location Noted					
Activity Yard								
Asphalt	50%	2-4	\$9,800	2044		* *		
			Cracking/Crumbling, Extent : Moderate, Area Affected : 1%					
			Location : Basketball Court					
Cast in Place Concrete	50%	4+	\$6,200	2048		* *		
			Cracking/Crumbling, Extent : Light, Area Affected : 10%					
			Location : Throughout					

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System	Component	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	
	Type	Total	(Years)		FY		(Yrs)	
Under 600 Volts								
Service Equipment								
	Air Circuit Breaker	100%			2045	* *	5	\$500
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two 4,000 Ampere Main Disconnect Switches								

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

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Switchgear / Switchboard								
	Air Circuit Breaker	40%			2045	* *	5	\$200	
	Molded Case Bkrs	60%			2045	* *	5	\$1,600	
	Raceway								
	Conduit	100%			2045	* *	1		
	Panelboards								
	Molded Case Bkrs	100%			2043	* *	5	\$2,600	
	Wiring								
	Thermoplastic	100%			2045	* *	1		
	Motor Controllers								
	Locally Mounted	5%			2033	\$16,300	5		
	Locally Mounted	10%			2048	* *	5	\$100	
	Motor Control Center	85%			2040	* *	5	\$2,300	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$1,500	
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2033	\$27,500	1	\$30,800	
	Generators								
	Diesel	100%			2031	\$108,600	1	\$38,800	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Outdoor Enclosure								
	Explanation : One 1,200 Kilowatts Rated Capacity								
	Batteries								
	Lead/Acid	100%			2029	\$2,500	5	\$3,700	
	Fuel Storage								
	Day Tank	100%			2043	* *	5		
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Inside Generator Enclosure								
	Explanation : One 275 Gallon Capacity								
Lighting									
	Interior Lighting								
	Fluorescent	59%			2030	\$899,500	10	\$54,200	
	T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
	Location : Throughout The Building								
	Fluorescent	40%			2030	\$609,800	10	\$36,800	
	Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
	Location : Throughout The Building								
	LED	1%			2043	* *			
	Recent Installation, Extent : N/A, Area Affected : 100%								
	Location : Main Entrance Lobby								
	Egress Lighting								
	Emergency, Service	45%			2030	\$27,800	1		
	Emergency, Battery	5%			2040	* *	10	\$1,200	
	Exit, Service	50%			2030	\$21,600	1		

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Exterior Lighting								
	Fluorescent	1%			2030	\$4,000	10	\$100	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Main Entrance Canopy							
	LED	9%			2040	* *			
	No Component	90%							
Alarm									
	Security System								
	Generic	90%			2040	* *	1	\$33,700	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : CCTV Surveillance System							
	Generic	10%			2040	* *	1	\$3,700	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Roof							
		Explanation : Intrusion Alarm System							
Fire/Smoke Detection									
	Generic, Digital	100%			2030	\$258,500	1-3	\$63,600	

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Electricity	4%			2045		* *	1	
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Cafeteria, Loading Dock Corridor							
	Explanation : Electric Heating							
Interruptible Gas/Dual Fuel	96%			2045		* *	1	
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Court Yard - Underground							
	Explanation : One Tank 8,000 Gallons. No.2 Fuel							

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

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Hot Water Boiler	24%	0-2	\$76,700	2033	\$255,500	1	\$10,700	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Basement - Boiler Room							
		Explanation : Outdated Unit							
	Hot Water Boiler	24%	Now	\$153,300	2040	* *	1	\$10,700	1
		Unit Inoperable, Extent : Severe, Area Affected : 100%							
		Location : Basement - Boiler Room							
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement - Boiler Room							
		Explanation : Outdated Unit							
	Radiant Heater	4%			2030	\$104,300	2	\$1,900	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Cafeteria, Loading Dock Corridor							
		Explanation : Electric Unit Heaters / Cabinet Heaters							
	No Component	48%							
		Other Observation, Extent : N/A, Area Affected : 0%							
		Location : Roof							
		Explanation : Packaged Rooftop Units With Gas Heat For Ventilation Loads, Reported Under Air Conditioning							
Distribution									
	Hot Wtr Piping/Pump	100%			2034	\$113,900	4	\$4,900	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout							
		Explanation : Perimeter Hydronic Heating							
Terminal Devices									
	Convactor/Radiator	90%			2033	\$383,500	1	\$29,100	
	Unit Heater - Hot Water	10%			2030	\$30,900			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement, Stairs							
		Explanation : Supplemental Heating							
Controls									
	Digital	50%	Now	\$449,000	2033	\$748,300			
		Broken, Extent : Severe, Area Affected : 100%							
		Location : Throughout							
	Pneumatic	50%	Now	\$302,100	2036	\$503,500			
		Broken, Extent : Severe, Area Affected : 100%							
		Location : Throughout							
Air Conditioning									
	Energy Source								
	Electricity	100%			2043	* *	1		

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

*Estimates are rounded to the nearest hundred dollars.*

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

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



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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Conversion Equipment								
	Ext Pkg Unit - Heating/Cooling	42%	Now	\$141,400	2030	\$707,100	2	\$2,100	
		Malfunctioning, Extent : Moderate, Area Affected : 100% Location : Roof							
		Noisy/Vibrating, Extent : Light, Area Affected : 40% Location : Roof							
		R-22 Refrigerant, Extent : Light, Area Affected : 100% Location : Roof. 5 Trane Units							
	Ext Pkg Unit - Heating/Cooling	33%			2043	* *	2	\$2,000	
		R-410a Refrigerant, Extent : Light, Area Affected : 100% Location : Roof. 4 Aaon Units							
		Recent Installation, Extent : N/A, Area Affected : 100% Location : Roof. 4 Aaon Units							
	Ext Pkg Unit - Heating/Cooling	15%			2040	* *	2	\$900	
		R-410a Refrigerant, Extent : Light, Area Affected : 100% Location : Roof. 2 Trane Units							
	Ext Pkg Unit - Heating/Cooling	8%	Now	\$13,500	2040	* *	2	\$400	
		Malfunctioning, Extent : Moderate, Area Affected : 100% Location : Roof. Unit No.9							
		R-410a Refrigerant, Extent : Moderate, Area Affected : 100% Location : Roof. 1 Trane Unit							
	Split Unit	2%			2040	* *			
		R-410a Refrigerant, Extent : Light, Area Affected : 100% Location : Telecom Room, Program Area							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$55,900	
	Exhaust Fans								
	Interior	5%	Now	\$4,400	2030	\$22,200	2	\$100	
		Broken, Extent : Moderate, Area Affected : 100% Location : Basement							
	Roof	45%			2030	\$87,500	2	\$1,400	
	Roof	50%			2035	\$97,200	2	\$1,500	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2045	* *	1		
	Sanitary Piping								
	Cast Iron	100%	2-4	\$25,200	LIFE	* *	1		
		Corroded, Extent : Light, Area Affected : 5% Location : Basement							
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Sump Pump(s)								
	Submersible	100%			2027	\$3,100	4	\$3,200	
	Sewage Ejector(s)								
	Electric	100%			2030	\$52,500	4	\$4,000	
	Backflow Preventer								
	Generic	100%			2035	\$44,800	1	\$6,100	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : First Floor								
	Explanation : Backflow Preventer Located On The First Floor Water Service Closet								
Fixtures									
	Generic	100%							
Tankless Water Heater(POU)									
	Gas Fired	70%			2034	\$68,000	2	\$2,800	
	Recent Installation, Extent : N/A, Area Affected : 100%								
	Location : Basement - Boiler Room								
	Other Observation, Extent : N/A, Area Affected : 70%								
	Location : Basement - Boiler Room								
	Explanation : 2 Units								
	Gas Fired	30%			2033	\$29,200	2	\$1,200	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Basement - Boiler Room								
	Explanation : 1 Unit								
Hot Water Storage Tank									
	Generic	100%			2043	* *	1	\$2,600	
	Recent Installation, Extent : N/A, Area Affected : 100%								
	Location : Basement - Boiler Room								
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Basement - Boiler Room								
	Explanation : Five Units, 200 Gallons								
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
	Other Observation, Extent : N/A, Area Affected : 50%								
	Location : From Basement To 2nd Floor								
	Explanation : 2 Units								
Fire Suppression									
	Sprinkler								
	Generic	100%			2045	* *	1-2	\$28,100	
	Fire Pump								
	Generic	100%			2031	\$95,700	1	\$18,700	
Chemical System									
	Wet	100%			2028	\$217,000	1-10	\$116,000	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Kitchen								
	Explanation : 400 Square Foot Hood								

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

Print Date : 13-Aug-2025

**ADMIN. FOR CHILDREN'S SERVICES - FY 2026**

**Asset Name** : NEW ACS CHILDREN'S CENTER BELLEVUE HOSPITAL BLDG R-S  
**Address** : 492 FIRST AVENUE BTWN: E.28 ST. - E.29 ST.  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : HHC0001.090 / 4372 **Yr Built/Renovated** : 1904 / 2000  
**Area Sq Ft** : 126,000 **Project Type** : CHILDREN'S SERVICES  
**Date of Survey** : 19-Dec-2022 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4,5,6,Mez,Ph  
**Block** : 962 **Lot** : 100 **BIN** : 1086515

<b>CAPITAL</b>	<b>FY 2027 - 2030</b>	<b>FY 2031 - 2036</b>
Exterior Architecture	\$841,600	\$156,500
Interior Architecture	\$846,300	\$385,700
Electrical	\$115,600	
Mechanical	\$3,842,500	\$4,758,100
<b>Total</b>	<b>\$5,645,900</b>	<b>\$5,300,300</b>
Importance Code A	\$927,500	\$156,500
Importance Code B	\$4,638,300	\$4,895,800
Importance Code C	\$80,100	\$248,000
<b>Total</b>	<b>\$5,645,900</b>	<b>\$5,300,300</b>

<b>EXPENSE</b>	<b>FY 2027</b>	<b>FY 2028</b>	<b>FY 2029</b>	<b>FY 2030</b>
Exterior Architecture	\$109,800		\$31,400	
Interior Architecture	\$110,700		\$5,600	\$28,200
Electrical	\$23,600	\$25,300	\$21,100	\$24,500
Mechanical	\$79,400	\$72,000	\$63,100	\$70,800
Site Pavements	\$13,700			
Elevators/Escalators	\$38,400	\$38,400	\$38,400	\$38,400
<b>Total</b>	<b>\$375,600</b>	<b>\$135,700</b>	<b>\$159,600</b>	<b>\$161,900</b>
Importance Code A	\$109,800	\$6,000	\$37,300	\$5,600
Importance Code B	\$254,200	\$129,700	\$122,300	\$156,300
Importance Code C	\$11,600			
<b>Total</b>	<b>\$375,600</b>	<b>\$135,700</b>	<b>\$159,600</b>	<b>\$161,900</b>



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

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

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast Stone/Terra Cotta	5%			LIFE	**	5	\$43,700	
	Masonry: Brick	65%	Now	\$598,200	LIFE	**	5	\$72,700	
Cracking/Crumbling, Extent : Severe, Area Affected : 2%									
Location : Stucco Finish Over Brick Wall In Areaway									
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 5%									
Location : 2nd Floor Facade On East 28th Street									
Staining/Discoloring, Extent : Light, Area Affected : 5%									
Location : On Penthouse									
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : 2nd Floor Courtyard Into Second Floor Children Area During Heavy Rain									
	Masonry: Granite	5%	0-2	\$8,800	LIFE	**	5	\$4,200	
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%									
Location : 1st Floor Various Locations									
	Masonry: Limestone	10%			LIFE	**	5	\$8,400	
Staining/Discoloring, Extent : Light, Area Affected : 25%									
Location : Various Locations									
	Metal Panel	15%			2054	**	5-10	\$115,300	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Penthouse Facade									
Explanation : Metal Panels									
Windows									
	Aluminum	95%	Now	\$243,400	2042	**	5	\$25,500	
Corrosion/Rusting, Extent : Severe, Area Affected : 20%									
Location : Window Sills On 2nd Through 5th Floors									
	Metal Louvers	5%			2043	**	10	\$16,800	
Parapets									
	Cast Stone/Terra Cotta	20%	Now	\$29,800	LIFE	**	5	\$20,300	
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 15%									
Location : Below Coping Stones									
	Masonry: Brick	80%	2-4	\$26,500	LIFE	**	5	\$10,500	
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%									
Location : Parapet Wall									

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

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

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Roof								
	IRMA/Protected Membrane	10%	Now	\$12,900	2039	* *			
		Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10% Location : Section Over 6th Floor At Southeast Corner Vegetation Growth, Extent : Moderate, Area Affected : 2% Location : Section Over 6th Floor At Southeast Corner							
	Metal Panel	50%	Now	\$7,900	2047	* *			
		Broken/Missing Elements, Extent : Moderate, Area Affected : 2% Location : Penthouse Roof Water Penetration, Extent : Moderate, Area Affected : 2% Location : Over Generator At Flue Penetration							
	Modified Bitumen	40%	Now	\$23,800	2039	* *			
		Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10% Location : Throughout Water Penetration, Extent : Moderate, Area Affected : 5% Location : Into Room 602							
Soffits									
	Glass: Special Gauge	100%			LIFE	* *	1		
Interior									

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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Carpet	15%			2033	\$495,300	3	\$56,000	
	Worn/Erode, Extent : Light, Area Affected : 5%							
	Location : Auditorium							
Cast in Place Concrete	5%	0-2	\$15,900	LIFE	**	5	\$20,400	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
	Location : Mechanical Space							
Ceramic Tile	5%	0-2	\$10,500	2043	**	5	\$4,700	
	Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 45%							
	Location : Toilet Rooms							
Cork Tile	6%	Now	\$451,600	2064	**	5	\$4,900	
	Broken/Missing Elements, Extent : Severe, Area Affected : 15%							
	Location : Multiple Offices On 5th Floor							
	Worn/Erode, Extent : Severe, Area Affected : 25%							
	Location : Multiple Offices On 5th Floor							
	Other Observation, Extent : Severe, Area Affected : 25%							
	Location : Multiple Offices On 5th Floor							
	Explanation : Adhesive Failing							
Granite Panels	4%	0-2	\$33,100	LIFE	**	5	\$5,600	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Sheet Vinyl/Rubber	4%			2039	**	5	\$11,200	
Vinyl Tile	61%	Now	\$314,600	2039	**	3	\$42,700	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 10%							
	Location : Corridors, Cubical Areas, Penthouse Stairwell, 2nd Floor							
	Loose/Delam Surface, Extent : Moderate, Area Affected : 5%							
	Location : Corridors, Cubical Areas Below Office Chairs							
	Patching Evident, Extent : Light, Area Affected : 15%							
	Location : Corridors, Cubical Areas							
	Worn/Erode, Extent : Moderate, Area Affected : 100%							
	Location : Corridors, Cubical Areas							
Interior Walls								
Concrete Masonry Unit	5%			LIFE	**	5	\$7,600	
Glass: Single Pane	5%			LIFE	**	5	\$14,300	
Gypsum Board	75%	0-2	\$80,100	LIFE	**	5	\$171,700	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 5%							
	Location : Corners In Basement Corridors							
	Other Observation, Extent : Moderate, Area Affected : 5%							
	Location : Corners In Basement Corridors							
	Explanation : Impact Damage, Missing Corner Guards							
Masonry: Brick	10%			LIFE	**			
Wood	5%			LIFE	**	5	\$76,300	

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

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

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Ceilings									
	AcousTileSusp.Lay-In	60%	4+	\$37,200	2047	**	5	\$56,000	
Staining/Discoloring, Extent : Light, Area Affected : 5%									
Location : Various Locations Throughout, Room 605									
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : 6th Floor									
	Exposed Struc: Steel	10%			LIFE	**			
	Gypsum Board	15%			LIFE	**	5	\$35,000	
	Masonry: Infill Arch	5%			LIFE	**			
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Hyphen Section									
Explanation : Terra Cotta Archs									
	Metal Panel	5%			LIFE	**	5	\$11,700	
	Wood	5%			LIFE	**	5	\$81,700	
Site Enclosure									
Fence/Gates									
	Iron Picket	100%			2069	**			
Corrosion/Rusting, Extent : Light, Area Affected : 5%									
Location : Base Of Fence									
Free Standing Walls									
	Masonry: Fieldstone	100%			2054	**			
Other Observation, Extent : Light, Area Affected : 100%									
Location : Main Entrance									
Explanation : Material Is Granite Panel									
Retaining Walls									
	Cast in Place Concrete	90%			2069	**			
	Masonry: Fieldstone	10%			2054	**			
Other Observation, Extent : Light, Area Affected : 100%									
Location : Main Entrance									
Explanation : Material Is Granite Panel									
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%			2047	**			
On-Site Walkways									
	Cast in Place Concrete	50%			2047	**			
	Masonry: Granite	50%	4+	\$11,600	LIFE	**			
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 5%									
Location : Steps									
Activity Yard									
	Rubber Matting	100%	Now	\$2,000	2034	\$10,100			
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									

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

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2054	* *	5	\$500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : The Service Equipment Includes 4,000 Ampere Switches And One 3,000 Ampere Switch.							
	Transformers								
	Dry Type	100%			2047	* *	5	\$500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : The Transformers System Include Four 45 Kilovolt Amperes Step Up Transformers For Elevators.							
	Switchgear / Switchboard								
	Fused Disc Sw	100%			2054	* *	5	\$500	
	Raceway								
	Conduit	100%			2054	* *	1		
	Panelboards								
	Fused Disc Sw	20%			2050	* *	5	\$600	
	Molded Case Bkrs	80%			2050	* *	5	\$2,700	
	Wiring								
	Thermoplastic	100%			2054	* *	1		
	Motor Controllers								
	Locally Mounted	60%			2047	* *	5	\$500	
	Variable Frequency Drive	40%			2047	* *			
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$1,900	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : The Ground Connection Is Located In The Steam Room.							
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2047	* *	1	\$38,800	
	Generators								
	Diesel	100%			2043	* *	1	\$48,800	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Penthouse							
		Explanation : The Diesel Generator Is Rated 500 Kilovolt Amperes. It Is In Good Condition. Load Banks Are Used For Generator Testing.							
	Batteries								
	Lead/Acid	100%			2028	\$2,500	5	\$4,700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 6th Floor							
		Explanation : Penthouse							

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

Estimates are rounded to the nearest hundred dollars.

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

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



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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power									
	Fuel Storage								
	Day Tank	30%			2050	**	5		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Penthouse							
		Explanation : The Day Tank Is Rated 200 Gallons.							
	Main Tank	70%			2062	**	5		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : The Main Tank Is Rated 2,000 Gallons.							
Lighting									
	Interior Lighting								
	Fluorescent	10%			2039	**	10	\$11,600	
		Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%							
		Location : Corridors All Floor							
	Fluorescent	90%			2039	**	10	\$104,000	
		Motion Sensors in Use, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Some Lights Are Controlled With A Daylighting Control System.							
	Egress Lighting								
	Emergency, Service	50%			2039	**	1		
	Exit, Service	50%			2039	**	1		
	Exterior Lighting								
	LED	20%			2042	**			
	No Component	80%							
Lightning Protection									
	Arresters/Cabling								
	Generic	100%			2062	**	5	\$600	
Alarm									
	Security System								
	Generic	100%			2039	**	1	\$47,100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Explanation : The Security System Includes Cameras And Card Access Control.							
	Fire/Smoke Detection								
	Generic, Digital	100%			2039	**	1-3	\$80,000	

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Utility Steam	100%			2044	* *	1		

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

<b>Mechanical</b>		<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Heating</b>									
Conversion Equipment									
	Heat Exchanger, Plate & Frame	90%	Now	\$85,900	2047	**	1	\$50,500	
<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i> <i>Location : Basement</i> <i>Other Observation, Extent : Light, Area Affected : 100%</i> <i>Location : Basement</i> <i>Explanation : 2 Units. One Needs Immediate Repair</i>									
	Pres. Reducing Valve/LP Steam	10%			2043	**	5	\$700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i> <i>Location : Basement</i> <i>Explanation : 2 Stage</i>									
<b>Distribution</b>									
	Hot Wtr Piping/Pump	100%	2-4	\$137,800	2042	**	4	\$6,200	
<i>Controller Not Working, Extent : Moderate, Area Affected : 100%</i> <i>Location : Throughout. Building Management System Is Malfunctioning</i>									
<b>Terminal Devices</b>									
	Air Handler	30%			2039	**	1	\$23,400	
	Convactor/Radiator	10%			2047	**	1	\$4,100	
	Fan Coil Unit/Heat	60%			2039	**	1	\$24,400	
<b>Controls</b>									
	Digital	100%	2-4	\$3,618,800	2034	\$3,618,800			
<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i> <i>Location : Throughout. Building Management System Is Not Working Due To Defective Mechanical And Electrical System</i>									
<b>Air Conditioning</b>									
<b>Energy Source</b>									
	Electricity	100%			2050	**	1		
<b>Conversion Equipment</b>									
	Centrifugal, Elec Chiller	90%			2043	**	1	\$122,700	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i> <i>Location : Chiller</i> <i>Other Observation, Extent : N/A, Area Affected : 100%</i> <i>Location : Basement</i> <i>Explanation : 2 Multi Stack Chillers</i>									
	Split Unit	10%			2039	**			
<b>Distribution</b>									
	CW & CHW Wtr Pipe/Pump	100%			2054	**	4	\$6,200	
<b>Terminal Devices</b>									
	Air Handler/Cool/Ht	30%			2039	**	1	\$23,400	
	Fan Coil - 4 Pipe	70%			2039	**	1	\$28,500	
<b>Heat Rejection</b>									
	Water Cooling Tower	100%			2032	\$636,400	2	\$126,800	
<b>Ventilation</b>									

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$70,300	
Exhaust Fans									
	Interior	90%			2034	\$502,900	2	\$3,500	
	Roof	10%			2034	\$24,400	2	\$400	
Plumbing									
H/C Water Piping									
	Brass/Copper	100%			2044	**	1		
HW Heat Exchanger									
	Steam Fired	100%			2044	**	4	\$18,700	
Sanitary Piping									
	Cast Iron	100%			LIFE	**	1		
Storm Drain Piping									
	Cast Iron	100%	0-2	\$44,400	LIFE	**	1		
Leak Evident, Extent : Moderate, Area Affected : 10%									
Location : Laundry Room. Water Is Leaking Into Laundry Room During Rain									
Sump Pump(s)									
	Non-Submersible	100%			2039	**	4	\$4,000	
Pool Filter/Treatment									
	Not Accessible	100%							
Other Observation, Extent : Light, Area Affected : 0%									
Location : Playground Area Of Roof									
Explanation : Fountains									
Backflow Preventer									
	Generic	100%			2039	**	1	\$7,700	
Fixtures									
	Generic	100%							
Obsolete Fixtures, Extent : Moderate, Area Affected : 5%									
Location : Toilet Rooms									
Hot Water Storage Tank									
	Generic	100%			2039	**	1	\$7,900	
Vertical Transport									
Elevators									
	Geared Traction	80%			LIFE	**			
Other Observation, Extent : Light, Area Affected : 100%									
Location : Basement To 6th Floor									
Explanation : 4 Passenger Units									
	Hydraulic	20%			LIFE	**			
Other Observation, Extent : Light, Area Affected : 20%									
Location : Basement To 1st Floor									
Explanation : 1 Freight. One Elevator Is Not Working									
Fire Suppression									
Standpipe									
	Generic	100%			2054	**	1-5	\$65,900	
Sprinkler									
	Generic	100%			2054	**	1-2	\$35,300	

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
Fire Suppression	Fire Pump							
	Generic	100%		2043	* *	1	\$23,500	

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

Print Date : 13-Aug-2025

**ADMIN. FOR CHILDREN'S SERVICES - FY 2026**

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

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Mechanical	\$58,100	\$64,800
<b>Total</b>	<b>\$58,100</b>	<b>\$64,800</b>
Importance Code A		\$64,800
Importance Code B	\$58,100	
<b>Total</b>	<b>\$58,100</b>	<b>\$64,800</b>

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$1,300		\$1,300	
Interior Architecture	\$9,200	\$7,800		\$200
Electrical	\$600	\$7,100	\$800	\$600
Mechanical	\$3,400	\$8,000	\$3,900	\$4,000
Site Pavements	\$3,500			
<b>Total</b>	<b>\$18,000</b>	<b>\$22,900</b>	<b>\$6,000</b>	<b>\$4,700</b>
Importance Code A	\$1,600	\$400	\$1,600	\$300
Importance Code B	\$11,500	\$22,500	\$4,400	\$4,400
Importance Code C	\$4,900			
<b>Total</b>	<b>\$18,000</b>	<b>\$22,900</b>	<b>\$6,000</b>	<b>\$4,700</b>



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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Alum/Vinyl Siding	5%			2053	**	10	\$400	
	Masonry: Brick	90%			LIFE	**	5	\$21,300	
	Wood	5%	0-2	\$1,300	2046	**	5	\$3,000	
Paint Peeling, Extent : Moderate, Area Affected : 20%									
Location : Throughout									
Windows									
	Aluminum	95%			2049	**	5	\$2,600	
	Metal Louvers	5%			2042	**	10	\$900	
Parapets									
	No Component	90%							
Other Observation, Extent : N/A, Area Affected : 0%									
Location : Sloper Roof									
Explanation : No Parapet									
	No Component	10%							
Other Observation, Extent : N/A, Area Affected : 0%									
Location : Flat Roof									
Explanation : Metal Guard Rail									
Roof									
	Asphalt Shingle	90%			2042	**	10	\$3,100	
	Not Accessible	10%							
Other Observation, Extent : N/A, Area Affected : 0%									
Location : Flat Roof									
Explanation : Not Accessible									
Interior									
Floors									
	Cast in Place Concrete	5%			LIFE	**	5	\$1,400	
	Sheet Vinyl/Rubber	80%			2038	**	5	\$15,600	
	Vinyl Tile	10%	Now	\$700	2038	**	3	\$500	
Broken/Missing Elements, Extent : Light, Area Affected : 5%									
Location : Attic									
	Wood	5%			2061	**	5	\$1,200	
Interior Walls									
	Ceramic Tile	5%	0-2	\$900	2042	**	5	\$400	
Cracking/Crumbling, Extent : Light, Area Affected : 1%									
Location : 2nd Floor Hall									
	Fiberglass Panel	20%			LIFE	**			
	Gypsum Board	75%	Now	\$3,500	LIFE	**	5	\$7,400	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%									
Location : Around Grease Trap									
Ceilings									
	Gypsum Board	90%	Now	\$4,100	LIFE	**	5	\$14,700	
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : Stairs Near Basement									
	Metal Panel	10%			LIFE	**	5	\$1,600	
Site Enclosure									

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure									
	Fence/Gates								
	Aluminum Picket	80%			2053		* *		
	Aluminum Picket	10%			2053		* *		
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Flat Roof								
	Explanation : Flat Roof Guard Rail								
	Masonry: Brick	10%			2053		* *		
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%	2-4	\$3,000	2046		* *		
	Cracking/Crumbling, Extent : Light, Area Affected : 5%								
	Location : 132nd Street								
	On-Site Walkways								
	Cast in Place Concrete	30%			2046		* *		
	Masonry: Brick	10%	0-2	\$500	2043		* *		
	Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 20%								
	Location : Brick Steps								
	Pavers/Stone	60%			2042		* *		
Parking/Driveway									
	Cast in Place Concrete	100%			2046		* *		
Activity Yard									
	Pavers/Stone	75%			2042		* *		
	Rubber Matting	25%			2038		* *		

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Molded Case Bkrs	100%			2053	* *	5	\$200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : One 400 Ampere Main Disconnect 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

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

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$100	
Lighting									
	Interior Lighting								
	Fluorescent	100%			2038	* *	10	\$5,600	
	T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
	Location : Throughout The 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								
	Generic	50%			2038	* *	1	\$1,100	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Hallways And Exit Doors								
	Explanation : Motion Sensor And Intrusion Alarm								
	Generic	50%			2038	* *	1	\$1,100	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Inside And Outside								
	Explanation : CCTV Surveillance Cameras								
	Fire/Smoke Detection								
	Generic, Digital	100%			2038	* *	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								

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2043	* *	1		
	Conversion Equipment								
	Hot Water Boiler	100%			2031	\$64,800	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	\$300	
	Terminal Devices								
	Convactor/Radiator	100%			2046	* *	1	\$2,000	
Air Conditioning									

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



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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	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 Unit	80%			2038	**	2	\$3,400	
	No Component	20%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	80%			LIFE	**	2-5	\$2,700	
	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	\$17,100	2		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement							
		Explanation : 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	\$58,100	1-10	\$29,000	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Kitchen							
		Explanation : 1 Set Covers 15 Square Feet							

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