

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			
Total	\$64,100			
Importance Code A	\$64,100			
Total	\$64,100			
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			
Total	\$148,800	\$800	\$23,700	\$1,500
Importance Code A	\$55,100	\$200	\$300	\$200
Importance Code B	\$50,900	\$600	\$23,400	\$900
Importance Code C	\$42,700			\$400
Total	\$148,800	\$800	\$23,700	\$1,500



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

ADMIN. FOR CHILDREN'S SERVICES - 068
BEACH AVE. NON-SECURE DET. HOME1 (GROUP HOME)
Asset # : 14321

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

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.

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BEACH AVE. NON-SECURE DET. HOME1 (GROUP HOME)
Asset # : 14321

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

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BEACH AVE. NON-SECURE DET. HOME1 (GROUP HOME)
Asset # : 14321

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle	Estimated Cost (Yrs)	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
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 5%</i>									
<i>Location : Basement</i>									
<i>Water Penetration, Extent : Severe, Area Affected : 30%</i>									
<i>Location : Rooms Near Rear Facade</i>									
<i>Worn/Erode, Extent : Severe, Area Affected : 30%</i>									
<i>Location : Rooms Near Rear Facade</i>									
Wood		25%	0-2	\$26,800	LIFE		**	5	\$7,600
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 50%</i>									
<i>Location : Throughout Second And Third Floors</i>									
<i>Split/Cracked, Extent : Moderate, Area Affected : 60%</i>									
<i>Location : Throughout</i>									
Ceilings									
Exposed Struc: Wood		20%			LIFE		**	10	\$1,800
Gypsum Board		55%			LIFE		**	5-10	\$11,500
<i>Recent Replace Evident, Extent : N/A, Area Affected : 2%</i>									
<i>Location : Basement</i>									
Plaster		25%	Now	\$13,900	LIFE		**	5	\$1,000
<i>Patching Evident, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : First Floor</i>									
<i>Water Penetration, Extent : Severe, Area Affected : 40%</i>									
<i>Location : Rooms Near Rear Facade, All Floors</i>									
<i>Worn/Erode, Extent : Severe, Area Affected : 40%</i>									
<i>Location : Rooms Near Rear Facade</i>									
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		**		
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 100%</i>									
<i>Location : Parking Area</i>									
<i>Other Observation, Extent : Severe, Area Affected : 15%</i>									
<i>Location : At Parking Area</i>									
<i>Explanation : Cracking</i>									

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

Under 600 Volts

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Asset # : 14321

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle	Estimated Cost (Yrs)	Priority
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2036	\$32,500	5		\$100
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 200 Amperes.</i>								
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
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
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		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : Compact Flourescent Lights</i>								
Incandescent	5%			2031	\$1,100	2		
No Component	90%							
Alarm								
Security System								
Generic	100%	Now	\$7,700	2046		**	1	\$1,400
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Cctv Surveillance Cameras Not Functional</i>								
Fire/Smoke Detection								
Generic, Digital	100%			2036	\$10,500	1-3		\$2,600
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Smoke Detector, Alarm Bell, Horn, Pull Box Station And Fire Alarm Panel</i>								

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ADMIN. FOR CHILDREN'S SERVICES - 068
BEACH AVE. NON-SECURE DET. HOME1 (GROUP HOME)
Asset # : 14321

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle	Estimated Cost (Yrs)	Priority
Heating									
Energy Source	Natural Gas	100%			2046		**	1	
<i>Conversion Equipment</i>									
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									
Convector/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		
Air Conditioning									
Energy Source									
Electricity		100%			2044		**	1	
Conversion Equipment									
Window/Wall Unit		60%			2031		\$9,300	1	
No Component		40%							
Ventilation									
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%							
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 40 Gallon Rheems</i>									

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BEACH AVE. NON-SECURE DET. HOME1 (GROUP HOME)
Asset # : 14321

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

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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		
Total	\$64,100	\$134,000		
Importance Code A	\$64,100			
Importance Code B		\$134,000		
Total	\$64,100	\$134,000		
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			
Total	\$139,600	\$3,300	\$26,200	\$3,900
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
Total	\$139,600	\$3,300	\$26,200	\$3,900



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

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle	Estimated Cost (Yrs)	Priority
Exterior									
Parapets	Cast Stone/Terra Cotta	7%		LIFE		**	5-10	\$900	
<i>Other Observation, Extent : Light, Area Affected : 100% Location : Roof Explanation : Observed From Ground</i>									
Masonry: Brick		90%		LIFE		**	5-10	\$2,700	
<i>Other Observation, Extent : Light, Area Affected : 100% Location : Roof Explanation : Observed From Ground</i>									
Pre-Cast Concrete		3%		LIFE		**	5	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100% Location : Roof Explanation : Observed From Ground</i>									
Roof									
Asphalt Shingle		15%		2039		**	10	\$100	
<i>Other Observation, Extent : N/A, Area Affected : 100% Location : Roof Explanation : No Access Due To Security Reasons</i>									
Metal, Corrugated		5%	0-2	\$700	2056	**	1		
<i>Deformed/Dented, Extent : Moderate, Area Affected : 50% Location : Front Canopy</i>									
Modified Bitumen		80%	Now	\$2,400	2041	**			
<i>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</i>									
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	
<i>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</i>									
Wood		25%	2-4	\$4,600	2064	**	5	\$1,400	
<i>Deteriorated Finish, Extent : Severe, Area Affected : 50% Location : First And Second Floors Split/Cracked, Extent : Moderate, Area Affected : 15% Location : First And Second Floors</i>									

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Estimates are rounded to the nearest hundred dollars.

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

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

Under 600 Volts

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

Estimates are rounded to the nearest hundred dollars.

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

** 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	Estimated Cost (Yrs)	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2036	\$3,800	5		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 200 Amperes.</i>								
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	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
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		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : Compact Fluorescent Lights</i>								
Incandescent	5%			2031	\$1,100	2		
No Component	90%							
Alarm								
Security System								
Generic	100%	Now	\$7,700	2046		** 1	\$1,400	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : CCTV Surveillance Cameras Not Functional.</i>								
Fire/Smoke Detection								
Generic, Digital	100%			2036	\$10,500	1-3	\$2,600	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Smoke Detectors, Alarm Bells, Horns, Manual Pull Stations</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. 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
Heating									
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									
Convector/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		
Air Conditioning									
Energy Source									
Electricity		100%			2044		**	1	
Conversion Equipment									
Window/Wall Unit		70%			2031		\$10,800	1	
No Component		30%							
Ventilation									
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%							
Plumbing									
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.

All component repairs & estimates are in current dollars.
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	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle	Estimated Cost (Yrs)	Priority
Plumbing									
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 : 1 Unit A.O. Smith Capacity 40 Gallons</i>									
Sanitary Piping	Cast Iron	100%	Now	\$1,000	LIFE		**	1	
<i>Blockage /Clogged, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Basement And Backyard</i>									
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
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>									
<i>Location : Kitchen</i>									
<i>Explanation : 1 Set Covers 15 Square Feet</i>									

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

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
Total	\$96,800	\$9,300	\$9,500	\$9,600
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
Total	\$96,800	\$9,300	\$9,500	\$9,600



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

Estimates are rounded to the nearest hundred dollars.

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

*** Replacement cost estimated to be beyond ten 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	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle	Estimated Cost (Yrs)	Priority
Exterior									
	Exterior Walls								
	Masonry: Brick	98%			LIFE		**	5	\$19,500
<i>Joint Mortar Miss/Erode, Extent : Severe, Area Affected : 80%</i>									
<i>Location : All Facades</i>									
<i>Water Penetration, Extent : Severe, Area Affected : 50%</i>									
<i>Location : One Story Wings</i>									
<i>Worn/Erode, Extent : Severe, Area Affected : 80%</i>									
<i>Location : All Facades</i>									
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>									
<i>Location : Entire Building</i>									
<i>Explanation : This Building Is Unoccupied And Out Of Service At Time Of Survey</i>									
Wood		2%	Now	\$4,300	2049		**	5	\$500
<i>Dry Rot/Decay, Extent : Severe, Area Affected : 60%</i>									
<i>Location : Door Surrounds</i>									
Windows									
	Aluminum	100%			2052		**	5	\$1,300
<i>Window Guards, Extent : Light, Area Affected : 100%</i>									
<i>Location : Windows</i>									
Roof									
	Asphalt Shingle	100%	Now	\$25,200	2051		**		
<i>Miss/Damaged Flashings, Extent : Severe, Area Affected : 10%</i>									
<i>Location : Lower Asphalt Roof</i>									
<i>Water Penetration, Extent : Severe, Area Affected : 5%</i>									
<i>Location : Office Area Below Lower Roof</i>									
<i>Other Observation, Extent : Severe, Area Affected : 60%</i>									
<i>Location : Spaces And Rooms Within Building Below Lower Roof</i>									
<i>Explanation : Water Penetration Is Causing Mold</i>									
Interior									
Floors									
	Cast in Place Concrete	30%	Now	\$2,000	LIFE		**	5	\$2,600
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 5%</i>									
<i>Location : Throughout Basement</i>									
	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
<i>Water Penetration, Extent : Severe, Area Affected : 50%</i>									
<i>Location : 1st Floor</i>									
<i>Other Observation, Extent : Severe, Area Affected : 20%</i>									
<i>Location : 1st And 2nd Floor</i>									
<i>Explanation : Mold Development</i>									

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component	% 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	
<i>Water Penetration, Extent : Severe, Area Affected : 50%</i>									
<i>Location : Rooms Below Lower Asphalt Roof</i>									
<i>Other Observation, Extent : Severe, Area Affected : 50%</i>									
<i>Location : 1st Floor Rooms And Stairwell</i>									
<i>Explanation : Mold Development</i>									
	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	**			
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>									
<i>Location : Entrance Walkway</i>									
Electrical		Current Repair		Future Replacement		Maintenance			
System	Component	% 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		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>									
<i>Location : Basement</i>									
<i>Explanation : One 200 Ampere Main Disconnect Switch</i>									
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									

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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	Estimated Cost (Yrs)	Priority
Lighting								
Interior Lighting								
Fluorescent	95%			2036	\$32,400	10		\$1,700
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T8 Lamps</i>								
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
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Hallways And Exit Doors</i>								
<i>Explanation : Intrusion Alarm And Motion Sensor</i>								
Generic	50%	Now	\$1,900	2046		**	1	\$300
<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside Perimeter</i>								
Fire/Smoke Detection								
Generic, Digital	100%	Now	\$5,200	2046		**	1-3	\$1,100
<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle	Estimated Cost (Yrs)	Priority
Heating								
Energy Source								
Natural Gas	100%			2046		**	1	
Conversion Equipment								
Hot Water Boiler	100%			2041		**	1	\$1,000
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Basement - Boiler Room</i>								
<i>Explanation : One Unit</i>								
Distribution								
Hot Wtr Piping/Pump	100%			2044		**	4	\$100
Terminal Devices								
Convector/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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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
Total	\$137,500	\$146,400
Importance Code A	\$137,500	
Importance Code B		\$146,400
Total	\$137,500	\$146,400

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
Total	\$57,200	\$2,400	\$25,800	\$2,700
Importance Code A	\$37,400	\$200	\$200	\$200
Importance Code B	\$14,400	\$2,200	\$25,600	\$2,500
Importance Code C	\$5,400			
Total	\$57,200	\$2,400	\$25,800	\$2,700



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

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

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component	% 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		**		
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i> <i>Location : Main Entry</i> <i>Explanation : Concrete Platform</i>							
Electrical		Current Repair		Future Replacement		Maintenance			
System	Component	% 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		
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i> <i>Location : Electrical Room Basement</i> <i>Explanation : One 400 Ampere Main Disconnect Switch</i>							
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
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i> <i>Location : Throughout The Building</i> <i>Explanation : T8 Lamps</i>							
	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									

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

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

Alarm

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

Fire/Smoke Detection	Generic, Analog	100%		2036		\$10,300	1-3	\$2,500
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Instruction Alarm And Motion Sensor</i>								

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

Heating

Energy Source	Natural Gas	100%		2046		**	1	
<i>Conversion Equipment</i>								
<i>Hot Water Boiler</i>								
<i>100% Other Observation, Extent : N/A, Area Affected : 100%</i>								

Distribution	Hot Wtr Piping/Pump	100%		2035		\$8,700	4	\$300
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Terminal Devices	Convector/Radiator	100%		2034		\$32,700	1	\$1,300
<i>On Extended Life, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								

Controls	Electrical	100%		2029		\$22,200		
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Air Conditioning	Energy Source	100%		2044		**	1	
<i>Electricity</i>								
<i>100% Corroded, Extent : Light, Area Affected : 33%</i>								

Conversion Equipment	Split Unit	100%	0-2	\$4,700	2031	\$95,000		
<i>Corroded, Extent : Light, Area Affected : 33%</i>								
<i>Location : 2nd Floor Mechanical Closet</i>								

Ventilation	Distribution	100%		LIFE		**	2-5	\$3,500
<i>Ductwork/Diffusers</i>								
<i>100% 2031 \$17,700 2 \$100</i>								

Plumbing

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component	% 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		
		<i>Other Observation, Extent : N/A, Area Affected : 100% Location : Basement - Boiler Room Explanation : One Unit, 75mbh 74 Gallons</i>							
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	

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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	
Total	\$1,111,000	\$2,017,000
Importance Code A	\$571,300	\$266,600
Importance Code B	\$234,000	\$1,750,500
Importance Code C	\$305,600	
Total	\$1,111,000	\$2,017,000

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
Total	\$303,300	\$21,300	\$27,800	\$24,400
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
Total	\$303,300	\$21,300	\$27,800	\$24,400



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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component	% 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	
		<i>Vertical Cracks, Extent : Moderate, Area Affected : 2% Location : Base Of Exterior Walls At Rear Of Building</i>							
	Masonry: Brick	92%	Now	\$117,700	LIFE	**	5	\$71,500	
		<i>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</i>							
	Masonry: Limestone	2%			LIFE	**	5	\$2,300	
	Stucco Cement	3%		2049		**	5	\$5,800	
Windows									
	Aluminum	100%	Now	\$3,900	2052	**	5	\$800	
		<i>Ctrwt/Balnc Not Funct, Extent : Severe, Area Affected : 15% Location : Exterior Windows Window Guards, Extent : Light, Area Affected : 100% Location : All Windows</i>							
Parapets									
	Masonry: Brick	95%	4+	\$21,200	LIFE	**	5	\$8,400	
		<i>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</i>							
	Pre-Cast Concrete	5%			LIFE	**	5	\$5,600	
		<i>Other Observation, Extent : N/A, Area Affected : 100% Location : Copings Explanation : Coating Applied To Coping Stones</i>							
Roof									
	Modified Bitumen	52%	Now	\$453,600	2046	**			1
		<i>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</i>							
	Single Ply Membrane	20%	Now	\$6,500	2041	**			
		<i>Water Penetration, Extent : Moderate, Area Affected : 2% Location : Learning Kitchen</i>							
	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	

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

Architecture		Current Repair			Future Replacement		Maintenance			
System	Component	% 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		
		<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>								
		<i>Location : Boiler Room</i>								
	Ceramic Tile	5%		2045		**	5	\$2,800		
	Quarry Tile	15%	4+	\$12,300	2049	**	5	\$6,300		
		<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
		<i>Location : Learning Kitchen</i>								
	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		
		<i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i>								
		<i>Location : Water Main Room</i>								
		<i>Horizontal Cracks, Extent : Moderate, Area Affected : 5%</i>								
		<i>Location : Water Main Room</i>								
	Fiberglass Panel	35%		LIFE		**	10	\$4,200		
	Gypsum Board	40%	Now	\$5,400	LIFE	**	5	\$11,700		
		<i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>								
		<i>Location : Learning Kitchen, Second Floor Hallway</i>								
	Metal Panel	10%		LIFE		**	10	\$2,200		
	Plaster	5%	Now	\$1,200	LIFE	**	5	\$700		
		<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>								
		<i>Location : Stairwells Top Floor</i>								
Ceilings										
	AcousTile	12%	Now	\$3,700	2049	**	5	\$2,200		
	Susp.Lay-In		<i>Water Penetration, Extent : Severe, Area Affected : 5%</i>							
		<i>Location : Learning Kitchen, Second Floor Hallway</i>								
	Exposed Struc: Concrete	5%	Now	\$5,600	LIFE	**	5	\$300		
		<i>Cracking/Crumbling, Extent : Severe, Area Affected : 5%</i>								
		<i>Location : Water Meter Room</i>								
		<i>Diagonal Cracks, Extent : Severe, Area Affected : 5%</i>								
		<i>Location : Water Meter Room</i>								
	Exposed Struc: Steel	3%		LIFE		**	10	\$2,200		
	Gypsum Board	40%	Now	\$5,200	LIFE	**	5	\$18,600		
		<i>Water Penetration, Extent : Severe, Area Affected : 5%</i>								
		<i>Location : Learning Kitchen</i>								
	Metal Panel	10%		LIFE		**	5	\$9,300		
	Plaster	30%		LIFE		**	5-10	\$19,200		
Site Enclosure										

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

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

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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
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>									
<i>Location : Electrical Room</i>									
<i>Explanation : One 3,000 Ampere Main Disconnect Switch</i>									
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
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>									
<i>Location : Outside The Building</i>									
<i>Explanation : One 100 Kilowatts</i>									
Batteries									
Lead/Acid	100%				2027	\$2,500	5		\$1,400
Fuel Storage									
Main Tank	100%				2039		**	5	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>									
<i>Location : Belly Tank</i>									
<i>Explanation : 275 Gallon</i>									
Lighting									
Interior Lighting	Fluorescent	80%			2041		**	10	\$27,500
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>									
<i>Location : Throughout The Building</i>									
<i>Explanation : T8 Lamps</i>									
LED	20%				2041		**		
Egress Lighting									
Emergency, Service	50%				2036	\$11,500	1		
Exit, Service	50%				2036	\$8,100	1		

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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	Estimated Cost (Yrs)	Priority
Lighting								
Exterior Lighting								
LED	10%			2041			**	
No Component	90%							
Alarm								
Security System								
Generic	50%			2036	\$35,200	1		\$7,000
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Inside And Outside</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
Generic	50%			2031	\$35,200	1		\$7,000
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Hallway And Exit Doors</i>								
<i>Explanation : Intrusion Alarm And Motion Sensor</i>								
Fire/Smoke Detection								
Generic, Digital	100%	Now	\$96,700	2046		**	1-3	\$21,000
<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle	Estimated Cost (Yrs)	Priority
Heating								
Energy Source								
Electricity	20%			2046		**	1	
Natural Gas	80%			2046		**	1	
Conversion Equipment								
Furnace	5%			2036	\$5,800	1		\$900
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Lower Roofs</i>								
<i>Explanation : Two Units, Serving Kitchen And Instructional Kitchen</i>								
Radiant Heater	20%			2036	\$195,100	2		\$3,500
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Main Entrance, Stairways, Boiler Room, Electrical Room, Water Meter Room</i>								
<i>Explanation : Electric Unit Heaters</i>								
No Component	75%							
<i>Other Observation, Extent : N/A, Area Affected : 0%</i>								
<i>Location : Roofs</i>								
<i>Explanation : Reported Under Air Conditioning As 7 Packaged Rooftop Units</i>								
Controls								
Electrical	100%	Now	\$10,400	2029	\$52,100			
<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
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	% 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	
		<i>Broken, Extent : Moderate, Area Affected : 15%</i> <i>Location : Roof - Unit #3</i> <i>Damaged, Extent : Light, Area Affected : 10%</i> <i>Location : Roofs</i> <i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i> <i>Location : Roofs</i> <i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i> <i>Location : Roof</i>							
	Split Unit	18%	Now	\$8,000	2031	\$160,200			
		<i>Broken, Extent : Moderate, Area Affected : 15%</i> <i>Location : Roof</i> <i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i> <i>Location : Elevator Machine Room, Kitchen, Pantry</i>							
	Window/Wall Unit	2%			2031	\$2,800	1		
Ventilation	Distribution								
	Ductwork/Diffusers	8%	Now	\$26,300	LIFE		**	2-5	\$1,700
		<i>Insul. Deteriorating, Extent : Light, Area Affected : 5%</i> <i>Location : Roofs</i>							
	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		
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i> <i>Location : Basement - Boiler Room</i> <i>Explanation : One Unit, 199mbh 81 Gallons</i>							
	Gas Fired	31%			2029	\$15,900	2		
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i> <i>Location : Basement - Boiler Room</i> <i>Explanation : One Unit, 250mbh 80 Gallons</i>							
	Gas Fired	37%			2029	\$19,000	2		
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i> <i>Location : Basement - Boiler Room</i> <i>Explanation : One Unit, 250mbh 100 Gallons</i>							
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.
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ADMIN. FOR CHILDREN'S SERVICES - 068
CHRISTOPHER STREET SCHOOL MAIN BUILDING
Asset # : 1947

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component	% 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		**		
					<i>Controller Not Working, Extent : Severe, Area Affected : 100%</i>				
					<i>Location : Elevator Machine Room</i>				
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	
					<i>Other Observation, Extent : N/A, Area Affected : 100%</i>				
					<i>Location : Kitchen</i>				
					<i>Explanation : One 45 Square Foot Hood</i>				
	Generic	25%			2031	\$14,500	1-10	\$7,300	
					<i>Other Observation, Extent : N/A, Area Affected : 100%</i>				
					<i>Location : Instructional Kitchen</i>				
					<i>Explanation : One 15 Square Foot Hood</i>				

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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
Total		\$201,100
Importance Code B		\$201,100
Total		\$201,100

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
Total	\$49,600	\$2,400	\$26,100	\$2,500
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	
Total	\$49,600	\$2,400	\$26,100	\$2,500



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

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

Architecture		Current Repair			Future Replacement		Maintenance										
System	Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle	Estimated Cost (Yrs)	Priority								
Exterior																	
Exterior Walls	Masonry: Brick	98%		LIFE		**	5	\$17,700									
		<i>Recent Repair Evident, Extent : N/A, Area Affected : 10% Location : Some Brick Replacement And Pointing Work</i>															
Slate Panels		2%	Now	\$8,400	LIFE	**	5	\$100									
		<i>Broken/Missing Elements, Extent : Severe, Area Affected : 50% Location : Window Sills</i>															
		<i>Joint Mortar Miss/Erode, Extent : Severe, Area Affected : 50% Location : Window Sills</i>															
		<i>Spalling, Extent : Severe, Area Affected : 25% Location : Window Sills</i>															
Windows																	
Windows	Aluminum	70%		2052		**	5	\$900									
		<i>Recent Repair Evident, Extent : N/A, Area Affected : 100% Location : Window Lintel Replacement And Brick Work</i>															
Metal/Detention Type		30%		2046		**	5	\$1,400									
Parapets																	
Parapets	Masonry: Brick	95%		LIFE		**	5-10	\$6,200									
		<i>Vegetation Growth, Extent : Light, Area Affected : 20% Location : South</i>															
Metal Panel		5%		2056		**	5	\$200									
Roof																	
Roof	Modified Bitumen	100%	Now	\$2,000	2041	**											
		<i>Recent Replace Evident, Extent : N/A, Area Affected : 100% Location : New Roof Not Installed Well Still Leaks</i>															
		<i>Water Penetration, Extent : Moderate, Area Affected : 5% Location : Dorms Spaces Below</i>															
Interior																	
Floors																	
Floors	Cast in Place Concrete	5%	4+	\$600	LIFE	**	5	\$700									
		<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2% Location : Boiler Room</i>															
Ceramic Tile		5%		2039		**	5	\$300									
Vinyl Tile		90%		2041		**	3	\$2,300									
Interior Walls																	
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																	
Ceilings	Plaster	70%	Now	\$14,200	LIFE	**	5	\$2,900									
		<i>Broken/Missing Elements, Extent : Severe, Area Affected : 15% Location : First Floor And Basement Classroom</i>															
		<i>Water Penetration, Extent : Severe, Area Affected : 15% Location : First Floor And Basement Classroom, 2nd Floor Boundries Room</i>															
Plaster		30%		LIFE		**	5-10	\$3,400									

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

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component	% 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		**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10% Location : West</i>									
Site Pavements									
On-Site Walkways	Asphalt	100%		2039		**			
Electrical		Current Repair		Future Replacement		Maintenance			
System	Component	% 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		
<i>Other Observation, Extent : N/A, Area Affected : 100% Location : Basement Explanation : One 100 Ampere Main Disconnect Switch</i>									
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
<i>Other Observation, Extent : N/A, Area Affected : 100% Location : Throughout The Building Explanation : T8 Lamps</i>									
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									

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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	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Hallway And Exit Doors</i>								
<i>Explanation : Intrusion Alarm And Motion Sensor</i>								
Generic	50%			2036	\$3,800	1	\$800	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Inside And Outside</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
Fire/Smoke Detection								
Generic, Digital	100%			2036	\$10,300	1-3	\$2,500	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Bell, Horn, Smoke Detector, Manual Pull Station.</i>								

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	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Basement - Boiler Room</i>								
<i>Explanation : One Unit</i>								
Distribution								
Hot Wtr Piping/Pump	100%			2035	\$8,700	4	\$300	
Terminal Devices								
Convector/Radiator	100%			2034	\$32,700	1	\$1,300	
<i>On Extended Life, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Controls								
Electrical	100%			2029	\$22,200			
Air Conditioning								
Energy Source								
Electricity	100%			2044	* *	1		
Conversion Equipment								
Split Unit	100%			2031	\$95,000			
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mechanical Closets</i>								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$3,500	
Exhaust Fans								
Interior	100%			2031	\$17,700	2	\$100	

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component	% 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		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>									
<i>Location : Basement - Boiler Room</i>									
<i>Explanation : One Unit, 75mbh 74 Gallons</i>									
Sanitary Piping	Cast Iron	100%			LIFE		**	1	
Storm Drain Piping	Cast Iron	100%			LIFE		**	1	
Fixtures									
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	

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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	
Total	\$4,820,300	\$7,675,600
Importance Code A	\$1,589,700	\$324,100
Importance Code B	\$2,785,800	\$7,351,500
Importance Code C	\$444,700	
Total	\$4,820,300	\$7,675,600
EXPENSE	FY 2027	FY 2028
Exterior Architecture	\$156,400	\$12,200
Interior Architecture	\$333,200	\$9,500
Electrical	\$36,500	\$20,400
Mechanical	\$306,800	\$23,700
Site Enclosure	\$1,400	\$33,300
Site Pavements	\$14,000	\$21,200
Elevators/Escalators	\$14,400	\$14,400
Total	\$862,600	\$86,400
Importance Code A	\$157,600	\$5,900
Importance Code B	\$554,400	\$52,600
Importance Code C	\$150,700	\$67,700
Total	\$862,600	\$86,400
		\$65,500



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

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

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

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

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

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

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

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

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

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

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

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

Under 600 Volts

Service Equipment

Air Circuit Breaker	100%	2046	* *	5	\$700
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*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
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*Other Observation, Extent : N/A, Area Affected : 100%**Location : Electrical Room**Explanation : Four Vertical Sections*

Raceway

Conduit	100%	2046	* *	1
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Panelboards

Molded Case Bkrs	80%	2044	* *	5	\$2,600
Molded Case Bkrs	20%	2052	* *	5	\$700

Wiring

Thermoplastic	100%	2056	* *	1
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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
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*Corroded, Extent : Light, Area Affected : 100%**Location : Water Pump Room In Basement*

Stand-by Power

Transfer Switches

Automatic	100%	2041	* *	1	\$38,500
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Generators

Diesel	100%	2039	* *	1	\$48,400
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*Other Observation, Extent : N/A, Area Affected : 100%**Location : Generator Room - Outside The Building, Near Parking**Explanation : Emergency Generator Rated At 1,200 Kilowatts*

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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	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : In Generator Room - Outside Near Parking. Note That One 8,000 Gallon Underground Tank Shared With Boiler Reported Under Mechanical</i>								
<i>Explanation : 275 Gallons</i>								
Lighting								
Interior Lighting								
Fluorescent	15%			2036	\$285,300	10	\$17,200	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways, Lobby, Inmates Rooms</i>								
Fluorescent	15%			2036	\$285,300	10	\$17,200	
<i>T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Offices</i>								
Fluorescent	50%			2036	\$950,900	10	\$57,300	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
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
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : CCTV Surveillance Camera</i>								
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								

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component	% 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	
		<i>Broken, Extent : Moderate, Area Affected : 45% Location : Roofs</i>							
		<i>R-22 Refrigerant, Extent : Light, Area Affected : 100% Location : Roof</i>							
	Ext Pkg Unit - Heating/Cooling	40%			2044		**	2	\$3,100
		<i>R-410a Refrigerant, Extent : Light, Area Affected : 100% Location : Roof</i>							
	Split Unit	10%			2041		**		
		<i>R-410a Refrigerant, Extent : Light, Area Affected : 100% Location : Control Room, Telecom Room, Camera Room</i>							
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	
		<i>Other Observation, Extent : N/A, Area Affected : 100% Location : Water Heater Room Explanation : Two Units, 650mbh</i>							
	Gas Fired	35%			2034	\$34,000	2	\$1,400	
		<i>Other Observation, Extent : N/A, Area Affected : 100% Location : Boiler Room Explanation : One Unit, 726mbh</i>							

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component	% 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	
		<i>Other Observation, Extent : N/A, Area Affected : 100% Location : Boiler Room Explanation : Two Units, 115 Gallons Each</i>							
	Generic	70%		2036	\$32,300	1		\$5,500	
		<i>Other Observation, Extent : N/A, Area Affected : 100% Location : Water Heater Room Explanation : Four Unit, 115 Gallons Each</i>							
	Booster Pump w/Tank								
	Generic	100%		2041		**	1	\$16,500	
Vertical Transport									
	Elevators								
	Hydraulic	100%		LIFE		**			
		<i>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</i>							
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	
		<i>Other Observation, Extent : N/A, Area Affected : 100% Location : Kitchen Explanation : Two 50 Square Foot Hoods</i>							

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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			
Total	\$7,229,300	\$2,825,400		
Importance Code A	\$807,900	\$460,000		
Importance Code B	\$5,259,500	\$2,365,400		
Importance Code C	\$1,162,000			
Total	\$7,229,300	\$2,825,400		
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
Total	\$310,800	\$121,200	\$66,200	\$208,700
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			
Total	\$310,800	\$121,200	\$66,200	\$208,700



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

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

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

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

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

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

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

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

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

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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		40%		2045		* *		\$200									
Air Circuit Breaker		60%		2045		* *		\$1,600									
Raceway		100%		2045		* *		1									
Conduit																	
Panelboards		100%		2043		* *		\$2,600									
Molded Case Bkrs																	
Wiring		100%		2045		* *		1									
Thermoplastic																	
Motor Controllers		5%		2033		\$16,300		5									
Locally Mounted		10%		2048		* *		\$100									
Locally Mounted		85%		2040		* *		\$2,300									
Ground																	
Grounding Devices		100%		LIFE		* *		\$1,500									
Generic																	
Stand-by Power																	
Transfer Switches		100%		2033		\$27,500		1									
Automatic								\$30,800									
Generators		100%		2031		\$108,600		1									
Diesel								\$38,800									
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>																	
<i>Location : Outdoor Enclosure</i>																	
<i>Explanation : One 1,200 Kilowatts Rated Capacity</i>																	
Batteries		100%		2029		\$2,500		5									
Lead/Acid								\$3,700									
Fuel Storage		100%		2043		* *		5									
Day Tank																	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>																	
<i>Location : Inside Generator Enclosure</i>																	
<i>Explanation : One 275 Gallon Capacity</i>																	
Lighting		100%		2030		\$899,500		10									
Interior Lighting		59%		2030		\$899,500		\$54,200									
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>																	
<i>Location : Throughout The Building</i>																	
Fluorescent		40%		2030		\$609,800		10									
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>																	
<i>Location : Throughout The Building</i>																	
LED		1%		2043		* *											
<i>Recent Installation, Extent : N/A, Area Affected : 100%</i>																	
<i>Location : Main Entrance Lobby</i>																	
Egress Lighting		45%		2030		\$27,800		1									
Emergency, Service		5%		2040		* *		10									
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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	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100% Location : Main Entrance Canopy</i>									
LED	9%				2040		**		
No Component	90%								
Alarm									
Security System	Generic	90%			2040		** 1	\$33,700	
<i>Other Observation, Extent : N/A, Area Affected : 100% Location : Throughout The Building Explanation : CCTV Surveillance System</i>									
Generic	10%				2040		** 1	\$3,700	
<i>Other Observation, Extent : N/A, Area Affected : 100% Location : Roof Explanation : Intrusion Alarm System</i>									
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		
<i>Other Observation, Extent : N/A, Area Affected : 100% Location : Cafeteria, Loading Dock Corridor Explanation : Electric Heating</i>									
Interruptible Gas/Dual Fuel		96%			2045		** 1		
<i>Other Observation, Extent : N/A, Area Affected : 100% Location : Court Yard - Underground Explanation : One Tank 8,000 Gallons. No.2 Fuel</i>									

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component	% 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	
		<i>Malfunctioning, Extent : Moderate, Area Affected : 100% Location : Roof</i>							
		<i>Noisy/Vibrating, Extent : Light, Area Affected : 40% Location : Roof</i>							
		<i>R-22 Refrigerant, Extent : Light, Area Affected : 100% Location : Roof. 5 Trane Units</i>							
	Ext Pkg Unit - Heating/Cooling	33%			2043		** 2	\$2,000	
		<i>R-410a Refrigerant, Extent : Light, Area Affected : 100% Location : Roof. 4 Aaon Units</i>							
		<i>Recent Installation, Extent : N/A, Area Affected : 100% Location : Roof. 4 Aaon Units</i>							
	Ext Pkg Unit - Heating/Cooling	15%			2040		** 2	\$900	
		<i>R-410a Refrigerant, Extent : Light, Area Affected : 100% Location : Roof. 2 Trane Units</i>							
	Ext Pkg Unit - Heating/Cooling	8%	Now	\$13,500	2040		** 2	\$400	
		<i>Malfunctioning, Extent : Moderate, Area Affected : 100% Location : Roof. Unit No.9</i>							
		<i>R-410a Refrigerant, Extent : Moderate, Area Affected : 100% Location : Roof. 1 Trane Unit</i>							
	Split Unit	2%			2040		**		
		<i>R-410a Refrigerant, Extent : Light, Area Affected : 100% Location : Telecom Room, Program Area</i>							
Ventilation	Distribution								
	Ductwork/Diffusers	100%			LIFE		** 2-5	\$55,900	
	Exhaust Fans								
	Interior	5%	Now	\$4,400	2030	\$22,200	2	\$100	
		<i>Broken, Extent : Moderate, Area Affected : 100% Location : Basement</i>							
	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		
		<i>Corroded, Extent : Light, Area Affected : 5% Location : Basement</i>							
	Storm Drain Piping								
	Cast Iron	100%			LIFE		** 1		

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HORIZON JUVENILE DETENTION CENTER
Asset # : 4383

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component	% 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	
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
		<i>Location : First Floor</i>							
		<i>Explanation : Backflow Preventer Located On The First Floor Water Service Closet</i>							
Fixtures	Generic	100%							
Tankless Water Heater(POU)	Gas Fired	70%			2034	\$68,000	2	\$2,800	
		<i>Recent Installation, Extent : N/A, Area Affected : 100%</i>							
		<i>Location : Basement - Boiler Room</i>							
		<i>Other Observation, Extent : N/A, Area Affected : 70%</i>							
		<i>Location : Basement - Boiler Room</i>							
		<i>Explanation : 2 Units</i>							
	Gas Fired	30%			2033	\$29,200	2	\$1,200	
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
		<i>Location : Basement - Boiler Room</i>							
		<i>Explanation : 1 Unit</i>							
Hot Water Storage Tank	Generic	100%			2043		**	1	\$2,600
		<i>Recent Installation, Extent : N/A, Area Affected : 100%</i>							
		<i>Location : Basement - Boiler Room</i>							
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
		<i>Location : Basement - Boiler Room</i>							
		<i>Explanation : Five Units, 200 Gallons</i>							
Vertical Transport	Elevators								
	Hydraulic	100%			LIFE		**		
		<i>Other Observation, Extent : N/A, Area Affected : 50%</i>							
		<i>Location : From Basement To 2nd Floor</i>							
		<i>Explanation : 2 Units</i>							
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	
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
		<i>Location : Kitchen</i>							
		<i>Explanation : 400 Square Foot Hood</i>							

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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

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

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
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
Total	\$375,600	\$135,700	\$159,600	\$161,900
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			
Total	\$375,600	\$135,700	\$159,600	\$161,900



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

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

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

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

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

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle	Estimated Cost (Yrs)	Priority
Interior									
Ceilings									
AcousTile	Susp.Lay-In	60%	4+	\$37,200	2047	* *	5	\$56,000	
<i>Staining/Discoloring, Extent : Light, Area Affected : 5%</i>									
<i>Location : Various Locations Throughout, Room 605</i>									
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : 6th Floor</i>									
Exposed Struc:	Steel	10%		LIFE		* *			
Gypsum Board		15%		LIFE		* *	5	\$35,000	
Masonry: Infill Arch		5%		LIFE		* *			
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>									
<i>Location : Hyphen Section</i>									
<i>Explanation : Terra Cotta Archs</i>									
Metal Panel		5%		LIFE		* *	5	\$11,700	
Wood		5%		LIFE		* *	5	\$81,700	
Site Enclosure									
Fence/Gates									
Iron Picket		100%			2069		* *		
<i>Corrosion/Rusting, Extent : Light, Area Affected : 5%</i>									
<i>Location : Base Of Fence</i>									
Free Standing Walls									
Masonry: Fieldstone		100%			2054		* *		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Main Entrance</i>									
<i>Explanation : Material Is Granite Panel</i>									
Retaining Walls									
Cast in Place Concrete		90%			2069		* *		
Masonry: Fieldstone		10%			2054		* *		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Main Entrance</i>									
<i>Explanation : Material Is Granite Panel</i>									
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	* *			
<i>Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Steps</i>									
Activity Yard									
Rubber Matting		100%	Now	\$2,000	2034		\$10,100		
<i>Ponding, Extent : Moderate, Area Affected : 15%</i>									
<i>Location : 2nd Floor Courtyard</i>									
<i>Other Observation, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : 2nd Floor Courtyard</i>									
<i>Explanation : Curling At Seams, Not Draining Correctly Causing Water To Enter 2nd Floor</i>									

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component	% 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	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Electrical Room</i>									
<i>Explanation : The Service Equipment Includes 4,000 Ampere Switches And One 3,000 Ampere Switch.</i>									
Transformers	Dry Type	100%		2047		**	5	\$500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Basement</i>									
<i>Explanation : The Transformers System Include Four 45 Kilovolt Amperes Step Up Transformers For Elevators.</i>									
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	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Basement</i>									
<i>Explanation : The Ground Connection Is Located In The Steam Room.</i>									
Stand-by Power	Transfer Switches								
	Automatic	100%		2047		**	1	\$38,800	
Generators	Diesel	100%		2043		**	1	\$48,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Penthouse</i>									
<i>Explanation : The Diesel Generator Is Rated 500 Kilovolt Amperes. It Is In Good Condition. Load Banks Are Used For Generator Testing.</i>									
Batteries	Lead/Acid	100%		2028		\$2,500	5	\$4,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : 6th Floor</i>									
<i>Explanation : Penthouse</i>									

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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	Estimated Cost (Yrs)	Priority
Stand-by Power								
Fuel Storage								
Day Tank	30%			2050		**	5	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Penthouse</i>							
	<i>Explanation : The Day Tank Is Rated 200 Gallons.</i>							
Main Tank	70%			2062		**	5	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : The Main Tank Is Rated 2,000 Gallons.</i>							
Lighting								
Interior Lighting								
Fluorescent	10%			2039		**	10	\$11,600
	<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Corridors All Floor</i>							
Fluorescent	90%			2039		**	10	\$104,000
	<i>Motion Sensors in Use, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
	<i>Explanation : Some Lights Are Controlled With A Daylighting Control System.</i>							
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
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	<i>Explanation : The Security System Includes Cameras And Card Access Control.</i>							
Fire/Smoke Detection								
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	Estimated Cost (Yrs)	Priority
Heating								
Energy Source								
Utility Steam	100%			2044		**	1	

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component	% 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	
<i>Leak Evident, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Laundry Room. Water Is Leaking Into Laundry Room During Rain</i>									
Sump Pump(s)									
Non-Submersible		100%			2039		* *	4	\$4,000
Pool Filter/Treatment									
Not Accessible		100%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>									
<i>Location : Playground Area Of Roof</i>									
<i>Explanation : Fountains</i>									
Backflow Preventer									
Generic		100%			2039		* *	1	\$7,700
Fixtures									
Generic		100%							
<i>Obsolete Fixtures, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Toilet Rooms</i>									
Hot Water Storage Tank									
Generic		100%			2039		* *	1	\$7,900
Vertical Transport									
Elevators									
Geared Traction		80%			LIFE		* *		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Basement To 6th Floor</i>									
<i>Explanation : 4 Passenger Units</i>									
Hydraulic		20%			LIFE		* *		
<i>Other Observation, Extent : Light, Area Affected : 20%</i>									
<i>Location : Basement To 1st Floor</i>									
<i>Explanation : 1 Freight. One Elevator Is Not Working</i>									
Fire Suppression									
Standpipe									
Generic		100%			2054		* *	1-5	\$65,900
Sprinkler									
Generic		100%			2054		* *	1-2	\$35,300

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

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

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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
Total	\$58,100	\$64,800
Importance Code A		\$64,800
Importance Code B	\$58,100	
Total	\$58,100	\$64,800

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			
Total	\$18,000	\$22,900	\$6,000	\$4,700
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			
Total	\$18,000	\$22,900	\$6,000	\$4,700



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

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

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RICHMOND HILL DETENTION-BOYSTOWN
Asset # : 15210

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

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

Ground

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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	Estimated Cost (Yrs)	Priority
Ground								
Grounding Devices								
Generic	100%			LIFE		**	5	\$100
Lighting								
Interior Lighting								
Fluorescent	100%			2038		**	10	\$5,600
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Egress Lighting								
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
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways And Exit Doors</i>								
<i>Explanation : Motion Sensor And Intrusion Alarm</i>								
Generic	50%			2038		**	1	\$1,100
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Inside And Outside</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
Fire/Smoke Detection								
Generic, Digital	100%			2038		**	1-3	\$3,800
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Horns, Pull Box, Alarm Bell, Smoke Detector And Fire Alarm Panel</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle	Estimated Cost (Yrs)	Priority
Heating								
Energy Source								
Natural Gas	100%			2043		**	1	
Conversion Equipment								
Hot Water Boiler	100%			2031	\$64,800	1		\$3,000
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 2 Units</i>								
Distribution								
Hot Wtr Piping/Pump	100%			2041		**	4	\$300
Terminal Devices								
Convector/Radiator	100%			2046		**	1	\$2,000
Air Conditioning								

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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		80%			2038		**	2	\$3,400
Unit									
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		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>									
<i>Location : Basement</i>									
<i>Explanation : One 75 Gallon Unit</i>									
Sanitary Piping									
Cast Iron		100%			LIFE		**	1	
Fixtures									
Generic		100%							
Fire Suppression									
Sprinkler									
Generic		100%			2053		**	1-2	\$1,700
Chemical System									
Generic		100%			2028	\$58,100	1-10		\$29,000
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>									
<i>Location : Kitchen</i>									
<i>Explanation : 1 Set Covers 15 Square Feet</i>									

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