

Print Date : 19-Oct-2021

ADMIN. FOR CHILDREN'S SERVICES - FY 2022

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

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$113,200	
Total	\$113,200	
Importance Code A	\$113,200	
Total	\$113,200	

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$9,200		\$100	
Interior Architecture	\$63,700		\$200	\$600
Electrical	\$200	\$100	\$100	\$200
Mechanical	\$2,000	\$400	\$400	\$300
Site Pavements	\$3,100			
Total	\$78,100	\$500	\$700	\$1,100
Importance Code A	\$10,800	\$200	\$300	\$200
Importance Code B	\$32,000	\$300	\$500	\$500
Importance Code C	\$35,300			\$400
Total	\$78,100	\$500	\$700	\$1,100



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

ADMIN. FOR CHILDREN'S SERVICES - 068
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	\$52,800	LIFE	**	5	\$5,300	1
<i>Horizontal Cracks, Extent : Severe, Area Affected : 30%</i>									
<i>Location : Beach Avenue, Watson Avenue, And Rear Facades</i>									
<i>Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 15%</i>									
<i>Location : Beach Avenue, Watson Avenue Facades</i>									
<i>Vertical Cracks, Extent : Severe, Area Affected : 30%</i>									
<i>Location : Beach Avenue And Rear Facades</i>									
<i>Worn/Eroded, Extent : Severe, Area Affected : 20%</i>									
<i>Location : Beach Avenue Façade</i>									
Pre-Cast Concrete		5%	Now	\$2,800	LIFE	**	5	\$1,200	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 5%</i>									
<i>Location : Beach Avenue Façade</i>									
<i>Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 25%</i>									
<i>Location : Window Sills</i>									
Stucco Cement		25%	Now	\$60,400	2052	**	5	\$2,400	
<i>Horizontal Cracks, Extent : Severe, Area Affected : 10%</i>									
<i>Location : Rear Façade</i>									
<i>Vertical Cracks, Extent : Severe, Area Affected : 10%</i>									
<i>Location : Rear Façade</i>									
Windows									
Windows	Aluminum	100%	2-4	\$700	2048	**	5	\$400	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Beach Avenue Façade, Second Floor</i>									
<i>Unit Inoperable, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Second Floor, Window Boarded Up</i>									
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Throughout</i>									
<i>Explanation : Units Remain Locked Throughout For Security Purposes</i>									
Parapets									
Parapets	Cast Stone/Terra Cotta	7%			LIFE	**	5-10	\$900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Roof</i>									
<i>Explanation : Observed From Ground</i>									
Parapets	Masonry: Brick	90%			LIFE	**	5-10	\$2,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Roof</i>									
<i>Explanation : Observed From Ground</i>									
Parapets	Pre-Cast Concrete	3%			LIFE	**	5	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Roof</i>									
<i>Explanation : Observed From Ground</i>									

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

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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									
Roof									
	Asphalt Shingle	15%		2035		**	10	\$100	
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
		<i>Location : Roof</i>							
		<i>Explanation : No Access Due To Security. Observed From The Ground</i>							
	Metal, Corrugated	20%	0-2	\$2,700	2052	**	1		
		<i>Deformed/Dented, Extent : Moderate, Area Affected : 50%</i>							
		<i>Location : Front Canopy</i>							
	Modified Bitumen	65%		2037		**	10	\$1,800	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
		<i>Location : Roof</i>							
		<i>Explanation : No Access, No Interior Leaks</i>							
Interior									
Floors									
	Cast in Place Concrete	25%		LIFE		**	5	\$6,700	
	Ceramic Tile	5%		2035		**	5	\$300	
	Vinyl Tile	30%	0-2	\$5,200	2037	**	3	\$700	
		<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>							
		<i>Location : First And Second Floors</i>							
	Wood	40%	2-4	\$8,900	2060	**	5	\$2,300	
		<i>Deteriorated Finish, Extent : Severe, Area Affected : 30%</i>							
		<i>Location : First And Second Floors</i>							
		<i>Split/Cracked, Extent : Moderate, Area Affected : 15%</i>							
		<i>Location : First And Second Floors</i>							
Interior Walls									
	Cast in Place Concrete	15%		LIFE		**	10	\$2,900	
	Ceramic Tile	10%		2041		**	5	\$800	
	Gypsum Board	50%	2-4	\$1,700	LIFE	**	5	\$2,300	
		<i>Cracking/Crumbling, Extent : Severe, Area Affected : 5%</i>							
		<i>Location : Basement</i>							
		<i>Recent Repair Evident, Extent : Light, Area Affected : 2%</i>							
		<i>Location : First Floor Basement Stair</i>							
	Wood	25%	0-2	\$28,100	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 : Light, Area Affected : 2%</i>							
		<i>Location : Basement</i>							
	Plaster	25%	0-2	\$4,400	LIFE	**	5	\$1,000	
		<i>Patching Evident, Extent : Moderate, Area Affected : 20%</i>							
		<i>Location : First Floor</i>							

Site Enclosure

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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 (Yrs)	Estimated Cost	Priority
Site Enclosure	Fence/Gates								
	Chain Link	100%		2042			*	*	
		<i>Other Observation, Extent : Moderate, Area Affected : 50%</i>							
		<i>Location : Watson Avenue</i>							
		<i>Explanation : Fence Leaning</i>							
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%	0-2	\$500	2045		*	*	
		<i>Cracking/Crumbling, Extent : Light, Area Affected : 3%</i>							
		<i>Location : Beach Avenue</i>							
		<i>Tripping Hazard, Extent : Light, Area Affected : 3%</i>							
		<i>Location : Beach Avenue</i>							
Parking/Driveway									
	Asphalt	100%	Now	\$2,600	2041		*	*	
		<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 (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Molded Case Bkrs	100%			2032	\$1,600	5		\$100
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
		<i>Location : Basement</i>							
		<i>Explanation : One 200 Ampere Main Disconnect Switch</i>							
Raceway									
	Conduit	100%			2032	\$4,100	1		
Panelboards									
	Fused Disc Sw	5%			2031	\$400	5		
	Molded Case Bkrs	95%			2031	\$7,800	5		\$100
Wiring									
	Thermoplastic	100%			2032	\$9,000	1		
Motor Controllers									
	Locally Mounted	100%			2030	\$7,900	5		
Ground									
	Grounding Devices								
	Generic	100%			LIFE		*	5	\$100
Lighting									
	Interior Lighting								
	Fluorescent	100%			2032	\$9,900	10		\$3,700
		<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>							
		<i>Location : Throughout The Building</i>							

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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								
Egress Lighting								
Emergency, Battery	50%			2032	\$1,600	10	\$500	
Exit, Battery	50%			2032	\$3,300	10	\$100	
Exterior Lighting								
HID	20%			2032	\$1,300	10		
Incandescent	10%			2027	\$1,400	2		
No Component	70%							
Alarm								
Security System								
No Component	80%							
Generic	20%			2032	\$2,700	1	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : CCTV Surveillance Camera</i>								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2037		** 1-3	\$800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Smoke Detector, Alarm Bell, Horn, Pull Box Station And Fire Alarm Panel</i>								
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%				2052	** 1		
Conversion Equipment								
Hot Water Boiler	100%	0-2	\$1,600	2030	\$32,600	1	\$1,800	
<i>Corroded, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement. Corroded Boiler Shell</i>								
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 1 Unit, Hart And Grousse Corp. - 120,000 Btu/hr</i>								
Distribution								
Hot Wtr Piping/Pump	100%			2040		** 4	\$300	
Terminal Devices								
Convector/Radiator	100%			2037		** 1	\$1,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Perimeter Walls</i>								
<i>Explanation : Cast Iron Baseboard Radiators</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2040		** 1		

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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 (Yrs)	Estimated Cost	Priority
Air Conditioning	Conversion Equipment								
	Window/Wall Unit	60%			2027	\$5,300	1		
	No Component	40%							
Ventilation	Distribution								
	Ductwork/Diffusers	10%			LIFE		* *	2-5	\$400
	No Component	90%							
Exhaust Fans	Wall Unit	5%	Now	\$100	2032	\$100	2		
	<i>Malfunctioning, Extent : Moderate, Area Affected : 10%</i>								
	<i>Location : Second Floor Bathroom, Defective Exhaust Fan</i>								
	<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
	<i>Location : 2nd Floor</i>								
	<i>Explanation : Bathroom Only</i>								
	No Component	95%							
Plumbing	H/C Water Piping								
	Brass/Copper	100%			2042		* *	1	
Water Heater	Gas Fired	100%			2027	\$2,600	2		\$100
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
	<i>Location : Basement Boiler Room</i>								
	<i>Explanation : 40 Gallon Rheems</i>								
Sanitary Piping	Cast Iron	100%			LIFE		* *	1	
Fixtures	Generic	100%							

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Print Date : 19-Oct-2021

ADMIN. FOR CHILDREN'S SERVICES - FY 2022

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

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$113,200	
Total	\$113,200	
Importance Code A	\$113,200	
Total	\$113,200	

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$13,400		\$100	
Interior Architecture	\$48,000		\$200	\$500
Electrical	\$100		\$100	\$100
Mechanical	\$2,500	\$700	\$700	\$1,000
Site Pavements	\$2,900			
Total	\$66,900	\$800	\$900	\$1,600
Importance Code A	\$15,000	\$200	\$300	\$200
Importance Code B	\$32,200	\$600	\$700	\$1,200
Importance Code C	\$19,700			\$200
Total	\$66,900	\$800	\$900	\$1,600



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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	\$52,800	LIFE	**	5	\$5,300	
		<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 5%</i>							
		<i>Location : Window Lintels, Beach Avenue Facade</i>							
		<i>Diagonal Cracks, Extent : Severe, Area Affected : 5%</i>							
		<i>Location : Beach Avenue Facade</i>							
		<i>Horizontal Cracks, Extent : Severe, Area Affected : 5%</i>							
		<i>Location : Beach Avenue Facade</i>							
		<i>Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 10%</i>							
		<i>Location : Beach Avenue Facade, Window Sill</i>							
		<i>Worn/Eroded, Extent : Severe, Area Affected : 20%</i>							
		<i>Location : Beach Avenue Facade</i>							
	Pre-Cast Concrete	5%	2-4	\$2,800	LIFE	**	5	\$1,200	
		<i>Cracking/Crumbling, Extent : Severe, Area Affected : 5%</i>							
		<i>Location : Beach Avenue Facade</i>							
		<i>Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 25%</i>							
		<i>Location : Window Sills</i>							
	Stucco Cement	25%	Now	\$60,400	2052	**	5	\$2,400	
		<i>Cracking/Crumbling, Extent : Severe, Area Affected : 75%</i>							
		<i>Location : North And West Facades</i>							
		<i>Diagonal Cracks, Extent : Severe, Area Affected : 60%</i>							
		<i>Location : North And Rear Facades</i>							
		<i>Horizontal Cracks, Extent : Severe, Area Affected : 60%</i>							
		<i>Location : North And Rear Facades</i>							
		<i>Vertical Cracks, Extent : Severe, Area Affected : 60%</i>							
		<i>Location : North And Rear Facades</i>							
Windows									
	Aluminum	100%	2-4	\$3,600	2048	**	5	\$400	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
		<i>Location : Throughout</i>							
		<i>Explanation : Units Remain Locked Throughout For Security Purposes</i>							
Parapets									
	Cast Stone/Terra Cotta	7%		LIFE		**	5-10	\$900	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
		<i>Location : Roof</i>							
		<i>Explanation : Observed From Ground</i>							
	Masonry: Brick	90%		LIFE		**	5-10	\$2,700	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
		<i>Location : Roof</i>							
		<i>Explanation : Observed From Ground</i>							
	Pre-Cast Concrete	3%		LIFE		**	5	\$200	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
		<i>Location : Roof</i>							
		<i>Explanation : Observed From Ground</i>							

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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									
Roof	Asphalt Shingle	15%		2035		**	10	\$100	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>									
<i>Location : Roof</i>									
<i>Explanation : No Access Due To Security Reasons</i>									
Metal, Corrugated		5%	0-2	\$700	2052	**	1		
<i>Deformed/Dented, Extent : Moderate, Area Affected : 50%</i>									
<i>Location : Front Canopy</i>									
Modified Bitumen		80%	Now	\$3,300	2037	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Observed From The Ground, Area Above Room 3.</i>									
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Roof</i>									
<i>Explanation : No Access Due To Security Purposes</i>									
Interior									
Floors									
Cast in Place Concrete									
Ceramic Tile									
Vinyl Tile									
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : Throughout</i>									
<i>Uneven Substrate, Extent : Severe, Area Affected : 30%</i>									
<i>Location : 3rd Floor Sloped, 2nd Floor Kitchen Depressed</i>									
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : Throughout</i>									
Wood									
<i>25% 2-4 \$5,600 2060 ** 5 \$1,400</i>									
<i>Deteriorated Finish, Extent : Severe, Area Affected : 50%</i>									
<i>Location : First And Second Floors</i>									
<i>Split/Cracked, Extent : Moderate, Area Affected : 15%</i>									
<i>Location : First And Second Floors</i>									
Interior Walls									
Cast in Place Concrete									
<i>15% LIFE ** 10 \$2,900</i>									
<i>Vertical Cracks, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Basement</i>									
Ceramic Tile									
<i>5% 2041 ** 5 \$400</i>									
Gypsum Board									
<i>55% 2-4 \$9,600 LIFE ** 5 \$2,500</i>									
<i>Worn/Eroded, Extent : Moderate, Area Affected : 75%</i>									
<i>Location : Throughout</i>									
Wood									
<i>25% Now \$4,700 LIFE ** 5 \$7,600</i>									
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 30%</i>									
<i>Location : Throughout Second And Third Floors</i>									
<i>Split/Cracked, Extent : Moderate, Area Affected : 30%</i>									
<i>Location : Throughout Second And Third Floors</i>									

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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
Interior									
Ceilings									
AcousTile	Susp.Lay-In	15%	Now	\$8,200	2052	* *	5	\$500	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 10%</i>									
<i>Location : Basement</i>									
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Basement</i>									
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Basement</i>									
Exposed Struc:	Wood	10%		LIFE		* *	10	\$900	
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Throughout</i>									
<i>Recent Repair Evident, Extent : Light, Area Affected : 2%</i>									
<i>Location : First Floor, Bad Craftsmanship</i>									
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : First Floor At Repair Area, Second Floor Room 3</i>									
Site Enclosure									
Fence/Gates									
Chain Link									
100%									
2042									
* *									
Site Pavements									
Public Sidewalk									
Cast in Place Concrete									
100% 0-2									
\$300 2045									
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Beach Avenue</i>									
Parking/Driveway									
Asphalt									
100% Now									
\$2,600 2041									
<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	Estimated Cost	Year FY	Estimated Cost	Cycle	Estimated Cost (Yrs)	Priority
Under 600 Volts									
Service Equipment									
Fused Disc Sw									
100%									
2032 \$1,600 5									
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Basement</i>									
<i>Explanation : One 200 Ampere Main Disconnect Switch</i>									
Raceway									
Conduit									
100%									
2032 \$4,100 1									
Panelboards									
Fused Disc Sw									
5%									
2031 \$400 5									
Molded Case Bkrs									
95%									
2031 \$7,800 5									
Wiring									
Thermoplastic									
100%									
2032 \$9,000 1									

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

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								
Motor Controllers								
Locally Mounted	100%			2030	\$7,900	5		
Ground								
Grounding Devices								
Generic	100%			LIFE		** 5	\$100	
Lighting								
Interior Lighting								
Fluorescent	100%			2032	\$9,900	10	\$3,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Egress Lighting								
Emergency, Battery	50%			2032	\$1,600	10	\$500	
Exit, Battery	50%			2032	\$3,300	10	\$100	
Exterior Lighting								
HID	20%			2032	\$500	10		
Incandescent	10%			2027	\$1,400	2		
No Component	70%							
Alarm								
Security System								
No Component	90%							
Generic	10%			2027	\$1,400	1	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : CCTV Surveillance Camera</i>								
Fire/Smoke Detection								
No Component	90%							
Generic, Digital	10%			2037		** 1-3	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Smoke Detector, Alarm Bell, Horn, Pull Box Station And Fire Alarm Panel</i>								
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%			2052		** 1		

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

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

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

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									
Conversion Equipment	Hot Water Boiler	100%	Now	\$1,600	2030	\$32,600	1	\$1,800	
<i>Corroded, Extent : Moderate, Area Affected : 5% Location : Basement. Corroded Boiler Shell</i>									
Obsolete Equipment									
<i>Extant : Moderate, Area Affected : 100% Location : Basement. Old But Still Working</i>									
Other Observation									
<i>Extent : Light, Area Affected : 100% Location : Basement Boiler Room</i>									
<i>Explanation : 1 Unit- Hart And Grousse - 120,000 Btu/hr</i>									
Distribution									
Hot Wtr Piping/Pump		100%			2040		**	4	\$300
Terminal Devices									
Convector/Radiator		100%			2037		**	1	\$1,300
<i>Other Observation, Extent : Light, Area Affected : 100% Location : Perimeter Walls</i>									
<i>Explanation : Cast Iron Baseboard Radiators</i>									
Air Conditioning									
Energy Source									
Electricity		100%			2040		**	1	
Conversion Equipment									
Window/Wall Unit		70%			2027		\$6,200	1	
No Component		30%							
Ventilation									
Distribution									
Ductwork/Diffusers		10%			LIFE		**	2-5	\$400
No Component		90%							
Exhaust Fans									
Roof		5%			2032		\$400	2	
<i>Other Observation, Extent : Light, Area Affected : 10% Location : Side Of Building</i>									
<i>Explanation : Kitchen Exhaust Is Ducted Out Of The Building And Up To An Exhaust Fan On Roof</i>									
Wall Unit		5%			2032		\$100	2	
No Component		90%							
Plumbing									
H/C Water Piping									
Brass/Copper		100%			2042		**	1	
Water Heater									
Gas Fired		100%			2030		\$2,600	2	\$100
<i>Other Observation, Extent : Light, Area Affected : 100% Location : Basement Boiler Room</i>									
<i>Explanation : 1 Unit A.O. Smith Capacity 40 Gallons</i>									
Sanitary Piping									
Cast Iron		100%			LIFE		**	1	
Backflow Preventer									
Generic		100%			2032		\$1,100	1	\$300

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
Fixtures									
Generic		100%							
Fire Suppression									
Chemical System									
Generic		100%			2027	\$28,900	1-3	\$4,000	

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Print Date : 19-Oct-2021

ADMIN. FOR CHILDREN'S SERVICES - FY 2022

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

CAPITAL**Total**

Importance Code

Total

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$18,200			
Interior Architecture	\$20,000			\$300
Electrical	\$100		\$100	
Mechanical	\$200	\$200	\$200	\$200
Site Pavements	\$1,300			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$43,700	\$4,200	\$4,200	\$4,500
Importance Code A	\$18,300	\$100	\$100	\$100
Importance Code B	\$14,200	\$4,100	\$4,100	\$4,200
Importance Code C	\$11,100			\$200
Total	\$43,700	\$4,200	\$4,200	\$4,500



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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
Exterior									
Exterior Walls									
Masonry: Brick		98%			LIFE		**	5	\$19,500
Wood		2%	Now	\$6,900	2045		**	5	\$500
<i>Dry Rot/Decay, Extent : Severe, Area Affected : 60%</i>									
<i>Location : Door Surrounds</i>									
Windows		100%			2048		**	5	\$1,300
Aluminum									
Roof									
Asphalt Shingle		100%	Now	\$900	2041		**		
<i>Water Penetration, Extent : Severe, Area Affected : 5%</i>									
<i>Location : Office Area Below</i>									
Interior									
Floors									
Cast in Place Concrete		30%			LIFE		**	5	\$5,200
Ceramic Tile		5%			2041		**	5	\$200
Sheet Vinyl/Rubber		65%			2037		**	5	\$3,900
Interior Walls									
Ceramic Tile		5%			2041		**	5	\$500
Gypsum Board		95%			LIFE		**	5-10	\$15,200
Ceilings									
Gypsum Board		98%			LIFE		**	5-10	\$11,700
Metal Panel		2%			LIFE		**	5	\$200
Site Enclosure									
Fence/Gates									
Iron Picket		100%			2067		**		
Retaining Walls									
Cast in Place Concrete		98%			2067		**		
Concrete Masonry Unit		2%			2052		**		
Site Pavements									
On-Site Walkways									
Cast in Place Concrete		100%	Now	\$1,300	2045		**		
<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%			2052		**	5	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Basement</i>									
<i>Explanation : One 200 Ampere Main Disconnect Switch</i>									
Switchgear / Switchboard		100%			2052		**	5	
Fused Disc Sw									

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

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

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									
Raceway	Conduit	100%			2052	**	1		
Panelboards	Fused Disc Sw	5%			2048	**	5		
	Molded Case Bkrs	95%			2048	**	5	\$100	
Wiring	Thermoplastic	100%			2052	**	1		
Motor Controllers	Locally Mounted	100%			2045	**	5		
Ground									
Grounding Devices	Generic	100%			LIFE	**	5	\$100	
Lighting									
Interior Lighting	Fluorescent	95%			2037	**	10	\$1,700	
	<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100% Location : Throughout The Building</i>								
Fluorescent		5%			2037	**	10	\$100	
	<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100% Location : First Floor</i>								
Egress Lighting	Emergency, Battery	50%			2037	**	10	\$200	
	Exit, Service	50%			2037	**	1		
Exterior Lighting	HID	20%			2037	**	10		
	No Component	80%							
Alarm									
Security System	No Component	80%							
	Generic	20%			2037	**	1	\$200	
	<i>Other Observation, Extent : Light, Area Affected : 100% Location : Hallways And Exit Doors Explanation : Intrusion Alarm And Motion Sensor</i>								
Fire/Smoke Detection	No Component	70%							
	Generic, Digital	30%			2037	**	1-3	\$400	
	<i>Other Observation, Extent : Light, Area Affected : 100% Location : Throughout The Building Explanation : Strobe Lights, Alarm Bell, Horns, Smoke Detectors, Pull Box And Fire Alarm Panel</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

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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
Heating									
Energy Source	Natural Gas	100%			2042	**	1		
Conversion Equipment	Hot Water Boiler	100%			2037	**	1	\$1,000	
Distribution	Hot Wtr Piping/Pump	100%			2040	**	4	\$100	
Terminal Devices	Convector/Radiator	95%			2037	**	1	\$600	
	Fan Coil Unit/Heat	5%			2032	\$1,600	1		
Air Conditioning									
Energy Source	Electricity	10%			2040	**	1		
	No Component	90%							
Conversion Equipment	Window/Wall Unit	10%			2027	\$400	1		
	No Component	90%							
Plumbing									
H/C Water Piping	Brass/Copper	100%			2042	**	1		
Water Heater	Gas Fired	100%			2027	\$1,300	2		
Sanitary Piping	Cast Iron	100%			LIFE	**	1		
Fixtures	Generic	100%							

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Print Date : 19-Oct-2021

ADMIN. FOR CHILDREN'S SERVICES - FY 2022

Asset Name : CHRISTOPHER STREET SCHOOL ALPHA COTTAGE
Address : 1870 SCHIEFFELIN PLACE
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : HRA0049.010 / 54 **Yr Built/Renovated** : 1965 / 2012
Area Sq Ft : 4,000 **Project Type** : CHILDREN'S SERVICES
Date of Survey : 24-Feb-2021 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 4905 **Lot** : 2 **BIN** : 2097408

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$111,300	
Mechanical		\$88,400
Total	\$111,300	\$88,400
Importance Code A	\$111,300	
Importance Code B		\$88,400
Total	\$111,300	\$88,400

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$32,600			
Interior Architecture	\$7,700		\$900	\$200
Electrical	\$200	\$100	\$200	\$100
Mechanical	\$1,600	\$500	\$1,600	\$400
Total	\$42,100	\$600	\$2,700	\$700
Importance Code A	\$32,800	\$200	\$200	\$200
Importance Code B	\$3,900	\$400	\$2,500	\$500
Importance Code C	\$5,400			
Total	\$42,100	\$600	\$2,700	\$700



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Estimates are rounded to the nearest hundred dollars.

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

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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	Estimated Cost (Yrs)	Priority
Exterior									
Exterior Walls	Masonry: Brick	98%	Now	\$111,300	LIFE	**	5	\$16,700	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Window Lintels</i>									
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 1%</i>									
<i>Location : Facades</i>									
<i>Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 25%</i>									
<i>Location : Throughout, Chimney</i>									
<i>Loose Units, Extent : Severe, Area Affected : 2%</i>									
<i>Location : Chimney</i>									
Slate Panels		2%	Now	\$19,700	LIFE	**	5	\$300	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 25%</i>									
<i>Location : Window Sills</i>									
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>									
<i>Location : Window Sills</i>									
Windows									
Windows	Aluminum	70%	0-2	\$1,500	2048	**	5	\$800	
<i>Air Infiltration, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Throughout</i>									
Metal/Detention Type		30%			2042	**	5	\$2,500	
Parapets									
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</i>									
Metal Panel		5%			2042	**	5	\$300	
Roof									
Roof	Modified Bitumen	100%	Now	\$2,200	2037	**			1
<i>Drains Clogged, Extent : Severe, Area Affected : 50%</i>									
<i>Location : East Roof Drain</i>									
<i>Ponding, Extent : Severe, Area Affected : 30%</i>									
<i>Location : East Roof Drain</i>									
Interior									
Floors									
Floors	Cast in Place Concrete	5%	4+	\$100	LIFE	**	5	\$800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>									
<i>Location : Boiler Room</i>									
Ceramic Tile		5%			2041	**	5	\$400	
Vinyl Tile		90%			2037	**	3	\$2,600	
Interior Walls									
Interior Walls	Concrete Masonry Unit	70%			LIFE	**	5	\$6,800	
Plaster		30%			LIFE	**	5-10	\$3,100	
Ceilings									
Ceilings	Plaster	100%	0-2	\$2,200	LIFE	**	5	\$4,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 1%</i>									
<i>Location : Basement</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%			2052		**		
Site Pavements	On-Site Walkways								
	Asphalt	100%			2035		**		
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%			2042		**	5	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
	<i>Location : Electrical Room Basement</i>								
	<i>Explanation : One 400 Ampere Main Disconnect Switch</i>								
Switchgear / Switchboard									
	Fused Disc Sw	100%			2042		**	5	
Raceway									
	Conduit	40%			2042		**	1	
	Conduit	60%			2032	\$5,700	1		
Panelboards									
	Fused Disc Sw	5%			2031	\$800	5		
	Molded Case Bkrs	80%			2040		**	5	\$100
	Molded Case Bkrs	15%			2031	\$2,500	5		
Wiring									
	Thermoplastic	80%			2042		**	1	
	Thermoplastic	20%			2032	\$2,400	1		
Motor Controllers									
	Locally Mounted	100%			2037		**	5	
Ground									
	Grounding Devices								
	Generic	100%			LIFE		**	5	\$100
Lighting									
	Interior Lighting								
	LED	100%			2040		**		
	Egress Lighting								
	Emergency, Battery	50%			2032	\$3,000	10		\$500
	Exit, Battery	50%			2032	\$2,500	10		\$100
	Exterior Lighting								
	LED	20%			2040		**		
	No Component	80%							
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 Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle	Estimated Cost (Yrs)	Priority
Alarm								
Security System								
No Component	80%							
Generic	20%			2032	\$2,700	1		\$300
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Hallway And Exit Doors</i>							
	<i>Explanation : Intrusion Alarm And Motion Sensor</i>							
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%			2037		** 1-3		\$700
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%			2042		** 1		
Conversion Equipment								
Hot Water Boiler	100%			2037		** 1		\$2,000
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : 1 Gas Fired Modular Hot Water Boiler</i>							
Distribution								
Hot Wtr Piping/Pump	100%			2040		** 4		\$300
Terminal Devices								
Convector/Radiator	100%			2037		** 1		\$1,300
Air Conditioning								
Energy Source								
Electricity	100%			2040		** 1		
Conversion Equipment								
Split Unit	100%			2032	\$88,400			
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement, 1st And 2nd Floor</i>							
	<i>Explanation : 3 Condensers On The Roof. 3 Air Handling Units In Each Floor. Refrigerant Piping Missing Insulation Roof.</i>							
Distribution								
Ductwork/Diffusers	100%			LIFE		** 2		\$6,500
Ventilation								
Exhaust Fans								
Wall Unit	10%			2032		\$100	2	
	<i>Other Observation, Extent : Light, Area Affected : 10%</i>							
	<i>Location : 1st Floor Kitchen And 2nd Floor Bathroom</i>							
	<i>Explanation : Exhaust Fan Located Only In 1st Floor Kitchen And 2nd Floor Bathroom</i>							
No Component	90%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2042		** 1		

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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									
Water Heater	Gas Fired	100%			2030	\$2,500	2	\$100	
Sanitary Piping	Cast Iron	100%			LIFE		**	1	
Storm Drain Piping	Cast Iron	100%			LIFE		**	1	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Roof</i>									
<i>Explanation : Roof Drain Clogged.</i>									
Fixtures									
Fire Suppression	Generic	100%							
Sprinkler	No Component	90%							
	Generic	10%			2042		**	1-2	\$100
<i>No Backflow Preventer, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Basement</i>									

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Print Date : 19-Oct-2021

ADMIN. FOR CHILDREN'S SERVICES - FY 2022

Asset Name : CHRISTOPHER STREET SCHOOL MAIN BUILDING
Address : 1870 SCHIEFFELIN PLACE
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : HRA0049.000 / 1947 **Yr Built/Renovated** : 1955 / 2012
Area Sq Ft : 37,482 **Project Type** : CHILDREN'S SERVICES
Date of Survey : 24-Feb-2021 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 4905 **Lot** : 2 **BIN** : 2097408

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$943,400	\$71,500
Mechanical		\$151,600
Site Enclosure	\$60,400	
Site Pavements	\$209,300	
Total	\$1,213,100	\$223,000
Importance Code A	\$943,400	\$140,200
Importance Code B	\$60,400	\$82,800
Importance Code C	\$209,300	
Total	\$1,213,100	\$223,000

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$91,700		\$2,900	
Interior Architecture	\$114,200			\$4,700
Electrical	\$4,800	\$3,500	\$5,900	\$3,500
Mechanical	\$28,300	\$2,700	\$17,000	\$2,400
Site Enclosure	\$33,900			
Site Pavements	\$58,800			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$335,800	\$10,200	\$29,800	\$14,600
Importance Code A	\$91,800	\$400	\$3,000	\$400
Importance Code B	\$135,000	\$9,800	\$26,800	\$13,000
Importance Code C	\$109,000			\$1,200
Total	\$335,800	\$10,200	\$29,800	\$14,600



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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 Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete		3%			LIFE		*	5
Masonry: Brick		92%	Now	\$47,700	LIFE		*	5
		<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>			<i>Location : Boiler Room Chimney, Living Skills Room, Above Living Skills Roof</i>			
		<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%</i>			<i>Location : Boiler Room Chimney</i>			
Masonry: Limestone		2%			LIFE		*	5
Stucco Cement		3%			2045		*	5
Windows								
Aluminum		100%			2048		*	5
Parapets								
Masonry: Brick		95%	0-2	\$26,800	LIFE		*	5
		<i>Diagonal Cracks, Extent : Moderate, Area Affected : 50%</i>			<i>Location : Inside Face Of Upper Parapet Wall</i>			
		<i>Painted Surfaces, Extent : Moderate, Area Affected : 50%</i>			<i>Location : Inside Face Of Parapet Wall</i>			
		<i>Spalling, Extent : Moderate, Area Affected : 5%</i>			<i>Location : Throughout</i>			
Pre-Cast Concrete		5%			LIFE		*	5
Roof								
Modified Bitumen		52%	Now	\$622,300	2042		*	
		<i>Blisters, Extent : Severe, Area Affected : 10%</i>			<i>Location : Throughout Main Roof Area</i>			
		<i>Ponding, Extent : Severe, Area Affected : 20%</i>			<i>Location : Throughout Main Roof</i>			
		<i>Water Penetration, Extent : Severe, Area Affected : 50%</i>			<i>Location : Rooms On The 2nd Floor And Kitchen Area</i>			
Single Ply Membrane		20%			2037		*	10
Single Ply Membrane		23%	Now	\$321,100	2042		*	
		<i>Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 25%</i>			<i>Location : Living Skills Roof</i>			
Skylight, Metal/Glass		5%			2052		*	10
Soffits								
Cast in Place Concrete		100%			LIFE		*	5

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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
Interior									
Floors									
	Cast in Place Concrete	5%	4+	\$1,600	LIFE	**	5	\$6,100	
		<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>							
		<i>Location : Boiler Room</i>							
	Ceramic Tile	5%		2041		**	5	\$2,800	
	Quarry Tile	15%	0-2	\$26,600	2045	**	5	\$6,300	
		<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>							
		<i>Location : Basement</i>							
	Sheet Vinyl/Rubber	40%	2-4	\$14,700	2037	**	5	\$16,800	
		<i>Worn/Eroded, Extent : Moderate, Area Affected : 1%</i>							
		<i>Location : Basement</i>							
	Slate	5%		LIFE		**	5	\$5,900	
	Vinyl Tile	30%	Now	\$15,800	2037	**	3	\$6,300	
		<i>Adhesion Failure, Extent : Severe, Area Affected : 10%</i>							
		<i>Location : Throughout</i>							
		<i>Worn/Eroded, Extent : Moderate, Area Affected : 15%</i>							
		<i>Location : Throughout, Security Office 110</i>							
Interior Walls									
	Ceramic Tile	5%		2041		**	5	\$2,400	
	Concrete Masonry Unit	5%	Now	\$6,000	LIFE	**	5	\$1,000	
		<i>Diagonal Cracks, Extent : Moderate, Area Affected : 20%</i>							
		<i>Location : Water Main Room</i>							
		<i>Horizontal Cracks, Extent : Moderate, Area Affected : 20%</i>							
		<i>Location : Water Main Room</i>							
	Fiberglass Panel	35%		LIFE		**	10	\$4,200	
	Gypsum Board	40%	Now	\$4,500	LIFE	**	5	\$11,700	
		<i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>							
		<i>Location : Living Skills Room, Mold, Room On 2nd Floor, 2nd Floor Hallway</i>							
	Metal Panel	10%		LIFE		**	10	\$2,200	
	Plaster	5%	Now	\$1,100	LIFE	**	5	\$700	
		<i>Cracking/Crumbling, Extent : Severe, Area Affected : 2%</i>							
		<i>Location : Stairwells Top Floor</i>							

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

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	12%	Now	\$4,000	2045	* *	5	\$2,200	
<i>Water Penetration, Extent : Severe, Area Affected : 5%</i>									
<i>Location : Living Skills Room, Room 212, 216, 2nd Floor Hallway</i>									
Exposed Struc:	Concrete	5%	Now	\$3,300	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									
<i>Water Penetration, Extent : Severe, Area Affected : 5%</i>									
<i>Location : Living Skills Room</i>									
Metal Panel		10%			LIFE	* *	5	\$9,300	
Plaster									
30%									
<i>LIFE</i>									
<i>* * 5-10</i>									
<i>\$19,200</i>									
Site Enclosure									
Fence/Gates									
Chain Link		5%			2052	* *			
Iron Picket									
95% 2-4									
<i>\$27,300</i>									
<i>2067</i>									
<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									
<i>\$4,900</i>									
<i>2042</i>									
<i>* *</i>									
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>									
<i>Location : Along Driveway</i>									
Retaining Walls									
Cast in Place Concrete									
40% Now									
<i>\$1,700</i>									
<i>2052</i>									
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : South Wall</i>									
Masonry: Brick									
50% Now									
<i>\$60,400</i>									
<i>2042</i>									
<i>* *</i>									
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : Along Driveway</i>									
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : Along Driveway</i>									
<i>Loose Units, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : Along Driveway</i>									
Masonry: Fieldstone									
10%									
<i>2042</i>									
<i>* *</i>									
Site Pavements									

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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
Site Pavements									
On-Site Walkways	Cast in Place Concrete	5%	Now	\$100	2052		**		
		<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>							
		<i>Location : West Facade, Exterior Steps</i>							
Masonry: Granite		5%	Now	\$15,400	LIFE		**		
		<i>Broken/Missing Elements, Extent : Severe, Area Affected : 10%</i>							
		<i>Location : Front Entry Steps</i>							
		<i>Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 10%</i>							
		<i>Location : Front Entrance Steps</i>							
		<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 2%</i>							
		<i>Location : Front Entry Steps</i>							
Panel/Paver: Bluestone		90%	Now	\$209,300	LIFE		**	5	\$5,100
		<i>Spalling, Extent : Severe, Area Affected : 25%</i>							
		<i>Location : Throughout Walkways</i>							
Parking/Driveway									
Asphalt		100%	Now	\$43,300	2035		**		
		<i>Cracking/Crumbling, Extent : Light, Area Affected : 25%</i>							
		<i>Location : Throughout</i>							
Activity Yard									
Asphalt		100%			2041		**		
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%			2042		**	5	\$200
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
		<i>Location : Electrical Room Basement</i>							
		<i>Explanation : One 3,000 Ampere Main Disconnect Switch</i>							
Switchgear / Switchboard									
Fused Disc Sw		90%			2042		**	5	\$100
Molded Case Bkrs		10%			2042		**	5	\$100
Raceway									
Conduit		100%			2042		**	1	
Panelboards									
Fused Disc Sw		5%			2040		**	5	
Molded Case Bkrs		95%			2040		**	5	\$900
Wiring									
Thermoplastic		100%			2042		**	1	
Motor Controllers									
Locally Mounted		100%			2037		**	5	\$300
Ground									
Grounding Devices	Generic	100%			LIFE		**	5	\$1,100
Stand-by Power									

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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
Stand-by Power								
Transfer Switches								
Automatic	100%			2037		**	1	\$11,500
Generators								
Diesel	100%			2035		**	1	\$14,500
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Outside The Building</i>								
<i>Explanation : One 100 Kilowatts</i>								
Batteries								
Lead/Acid	100%			2025	\$1,700	5	\$1,400	
Fuel Storage								
Main Tank	50%			2047		**	5	\$600
No Component	50%							
Lighting								
Interior Lighting								
Fluorescent	80%			2037		**	10	\$27,500
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
LED	20%			2040		**		
Egress Lighting								
Emergency, Service	55%			2037		**	1	
Exit, Service	45%			2037		**	1	
Exterior Lighting								
LED	20%			2040		**		
No Component	80%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2047		**	5	\$1,100
Alarm								
Security System								
No Component	80%							
Generic	10%			2037		**	1	\$1,400
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Inside And Outside</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
Generic	10%			2032	\$12,500	1	\$1,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallway And Exit Doors</i>								
<i>Explanation : Intrusion Alarm And Motion Sensor</i>								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2037		**	1-3	\$6,900
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Bell, Horn, Smoke Detector, Pull Box, And Fire Alarm Panel</i>								

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

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		20%			2052		**	1	
Natural Gas		80%			2052		**	1	
Conversion Equipment									
Furnace		2%	Now	\$100	2037		**	1	\$300
<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : 1st Floor</i>									
<i>Other Observation, Extent : Light, Area Affected : 2%</i>									
<i>Location : Lower Roof</i>									
<i>Explanation : 1 Unit Serving Basic Living Skill Center.</i>									
Radiant Heater		10%			2032	\$68,700	2		\$1,700
<i>Other Observation, Extent : Light, Area Affected : 5%</i>									
<i>Location : Stairways</i>									
<i>Explanation : 11 Electric Radiants</i>									
No Component		88%							
Distribution									
Ductwork/Diffusers		2%	Now	\$1,200	LIFE		**	2-5	\$400
<i>Damaged, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : 1st Floor. Defective Air Flow Damper</i>									
Hot Wtr Piping/Pump		10%	Now	\$400	2048		**	4	\$200
<i>Malfunctioning, Extent : Moderate, Area Affected : 50%</i>									
<i>Location : Boiler Room. Malfunctioning Circulating, Booster Pump</i>									
No Component		88%							
Air Conditioning									
Energy Source									
Electricity		50%			2048		**	1	
Natural Gas		50%			2052		**	1	
Conversion Equipment									
Ext Pkg Unit - Heating/Cooling		60%			2037		**	2	\$1,400
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>									
<i>Location : Roof</i>									
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Roof</i>									
<i>Explanation : 8 Rooftop Package Units</i>									
Ext Pkg Unit - Heating/Cooling		25%			2037		**	2	\$600
Split Unit		10%			2032	\$82,800			
Window/Wall Unit		5%			2027	\$4,000	1		
Distribution									
Ductwork/Diffusers		95%			LIFE		**	2	\$57,900
Ductwork/Diffusers		5%	Now	\$1,000	LIFE		**	2	\$2,400
<i>Insul. Deteriorating, Extent : Light, Area Affected : 100%</i>									
<i>Location : Upper Roof</i>									
Ventilation									

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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
Ventilation Distribution									
	Ductwork/Diffusers	100%			LIFE		**	2-5	\$33,100
Exhaust Fans									
	Roof	98%			2037		**	2	\$1,100
	Roof	2%	Now		2042		**	2	
<i>Unit Inoperable, Extent : Light, Area Affected : 100% Location : Upper Roof</i>									
Plumbing									
H/C Water Piping									
	Brass/Copper	100%			2052		**	1	
Water Heater									
	Gas Fired	100%			2030	\$23,700	2		\$500
<i>Other Observation, Extent : Light, Area Affected : 100% Location : Basement Explanation : 3 Units</i>									
Sanitary Piping									
	Cast Iron	100%			LIFE		**	1	
Storm Drain Piping									
	Cast Iron	100%			LIFE		**	1	
Backflow Preventer									
	Generic	100%			2037		**	1	\$2,300
Fixtures									
	Generic	100%							
Vertical Transport									
Elevators									
	Hydraulic	100%			LIFE		**		
Fire Suppression									
Sprinkler									
	Generic	100%			2052		**	1-2	\$10,500
Chemical System									
	Generic	100%			2030	\$28,900	1-3		\$3,700

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Print Date : 19-Oct-2021

ADMIN. FOR CHILDREN'S SERVICES - FY 2022

Asset Name : CHRISTOPHER STREET SCHOOL OMEGA COTTAGE
Address : 1870 SCHIEFFELIN PLACE
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : HRA0049.020 / 30 **Yr Built/Renovated** : 1965 / 2012
Area Sq Ft : 4,000 **Project Type** : CHILDREN'S SERVICES
Date of Survey : 24-Feb-2021 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 4905 **Lot** : 2 **BIN** : 2097408

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$58,900	
Mechanical		\$88,400
Total	\$58,900	\$88,400
Importance Code A	\$58,900	
Importance Code B		\$88,400
Total	\$58,900	\$88,400

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$30,800			
Interior Architecture	\$19,700		\$1,100	
Electrical	\$200	\$100	\$200	\$100
Mechanical	\$1,600	\$500	\$1,600	\$400
Total	\$52,300	\$600	\$2,900	\$500
Importance Code A	\$31,000	\$200	\$200	\$200
Importance Code B	\$17,500	\$400	\$2,500	\$300
Importance Code C	\$3,800		\$200	
Total	\$52,300	\$600	\$2,900	\$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 (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls	Masonry: Brick	98%	Now	\$58,900	LIFE	**	5	\$8,800	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Window Lintels</i>									
<i>Diagonal Cracks, Extent : Severe, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
<i>Horizontal Cracks, Extent : Severe, Area Affected : 10%</i>									
<i>Location : Window Lintels, North Facade Fire Escape</i>									
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>									
<i>Location : Throughout</i>									
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 5%</i>									
<i>Location : North Facade At Parapet Wall</i>									
<i>Vegetation Growth, Extent : Moderate, Area Affected : 15%</i>									
<i>Location : Facade</i>									
Slate Panels		2%	Now	\$10,400	LIFE	**	5	\$100	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 50%</i>									
<i>Location : Window Sills</i>									
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>									
<i>Location : Window Sills</i>									
<i>Spalling, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : Window Sills</i>									
Windows									
Windows	Aluminum	70%	0-2	\$4,200	2048	**	5	\$500	
<i>Vandalism, Extent : Severe, Area Affected : 5%</i>									
<i>Location : Fire Escape, Damaged Window Frames</i>									
<i>Other Observation, Extent : Moderate, Area Affected : 2%</i>									
<i>Location : North Facade</i>									
<i>Explanation : Boarded Lower Half Of Window</i>									
Metal/Detention Type		30%			2042	**	5	\$1,400	
Parapets									
Parapets	Masonry: Brick	95%			LIFE	**	5-10	\$6,200	
<i>Vegetation Growth, Extent : Light, Area Affected : 20%</i>									
<i>Location : South</i>									
Metal Panel		5%			2052	**	5	\$200	
Roof									
Roof	Modified Bitumen	100%	Now	\$10,900	2037	**			1
<i>Ponding, Extent : Severe, Area Affected : 20%</i>									
<i>Location : East</i>									
<i>Water Penetration, Extent : Severe, Area Affected : 5%</i>									
<i>Location : Boundries Room Below</i>									
Interior									

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

Estimates are rounded to the nearest hundred dollars.

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

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

ADMIN. FOR CHILDREN'S SERVICES - 068
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								
Interior																	
Floors																	
	Cast in Place Concrete	5%	2-4	\$200	LIFE	**	5	\$700									
		<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2% Location : Boiler Room</i>															
	Ceramic Tile	5%		2035		**	5	\$300									
	Vinyl Tile	90%		2037		**	3	\$2,300									
Interior Walls																	
	Ceramic Tile	5%		2035		**	5	\$400									
	Concrete Masonry Unit	80%		LIFE		**	5	\$5,700									
	Gypsum Board	5%		LIFE		**	5-10	\$800									
	Plaster	10%		LIFE		**	5-10	\$800									
Ceilings																	
	Plaster	70%	Now	\$13,500	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									
Site Enclosure																	
Retaining Walls																	
	Cast in Place Concrete	100%		2052		**											
		<i>Cracking/Crumbling, Extent : Light, Area Affected : 10% Location : West</i>															
Site Pavements																	
On-Site Walkways																	
	Asphalt	100%		2035		**											
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%		2042		**	5										
		<i>Other Observation, Extent : Light, Area Affected : 100% Location : Basement</i>															
		<i>Explanation : One 100 Ampere Main Disconnect Switch</i>															
Raceway																	
	Conduit	90%		2042		**	1										
	Conduit	10%		2052		**	1										
Panelboards																	
	Fused Disc Sw	5%		2040		**	5										
	Molded Case Bkrs	95%		2040		**	5	\$100									
Wiring																	
	Thermoplastic	100%		2042		**	1										
Motor Controllers																	
	Locally Mounted	100%		2037		**	5										

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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	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground	Grounding Devices								
	Generic	100%			LIFE		** 5	\$100	
Lighting	Interior Lighting								
	Fluorescent	10%			2037		** 10	\$400	
		<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100% Location : Staircases And Basement</i>							
	LED	90%			2040		**		
	Egress Lighting								
	Emergency, Battery	50%			2037		** 10	\$500	
	Exit, Service	50%			2037		** 1		
	Exterior Lighting								
	LED	20%			2037		**		
	No Component	80%							
Alarm	Security System								
	No Component	80%							
	Generic	10%			2027	\$1,300	1	\$200	
		<i>Other Observation, Extent : Light, Area Affected : 100% Location : Hallway And Exit Doors Explanation : Intrusion Alarm And Motion Sensor</i>							
	Generic	10%			2037		** 1	\$200	
		<i>Other Observation, Extent : Light, Area Affected : 100% Location : Inside And Outside Explanation : CCTV Surveillance Cameras</i>							
	Fire/Smoke Detection								
	No Component	70%							
	Generic, Digital	30%			2037		** 1-3	\$700	
		<i>Other Observation, Extent : Light, Area Affected : 100% Location : Throughout The Building Explanation : Bell, Horn, Smoke Detector, Pull Box And Fire Alarm Panel</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%			2042		** 1		
	Conversion Equipment								
	Hot Water Boiler	100%			2037		** 1	\$2,000	
		<i>Other Observation, Extent : Light, Area Affected : 100% Location : Basement Explanation : 1 Gas Fired Modular Hot Water Boiler</i>							
Distribution	Hot Wtr Piping/Pump	100%			2040		** 4	\$300	

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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
Heating									
Terminal Devices	Convector/Radiator	100%			2037		** 1	\$1,300	
Air Conditioning									
Energy Source	Electricity	100%			2040		** 1		
Conversion Equipment									
Split Unit		100%		2032		\$88,400			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Basement, 1st, 2nd Floor And Roof</i>									
<i>Explanation : 3 Condensers On The Roof. 3 Air Handling Units On Each Floor. Refrigerant Piping Missing Insulation On Roof.</i>									
Distribution									
Ductwork/Diffusers		100%		LIFE			** 2	\$6,500	
Ventilation									
Exhaust Fans	Wall Unit	10%		2032		\$100	2		
<i>Other Observation, Extent : Light, Area Affected : 10%</i>									
<i>Location : 1st Floor Kitchen And 2nd Floor Bathroom</i>									
<i>Explanation : Exhaust Fan In 1st Floor Kitchen And 2nd Floor Bathroom.</i>									
No Component		90%							
Plumbing									
H/C Water Piping	Brass/Copper	100%		2042			** 1		
Water Heater	Gas Fired	100%		2030		\$2,500	2	\$100	
Sanitary Piping									
Cast Iron		98%		LIFE			** 1		
Cast Iron		2%		LIFE			** 1		
Storm Drain Piping									
Cast Iron		100%		LIFE			** 1		
Fixtures									
Generic		100%							
Fire Suppression									
Sprinkler									
No Component		90%							
Generic		10%		2042			** 1-2	\$100	
<i>No Backflow Preventer, Extent : Light, Area Affected : 100%</i>									
<i>Location : Basement</i>									

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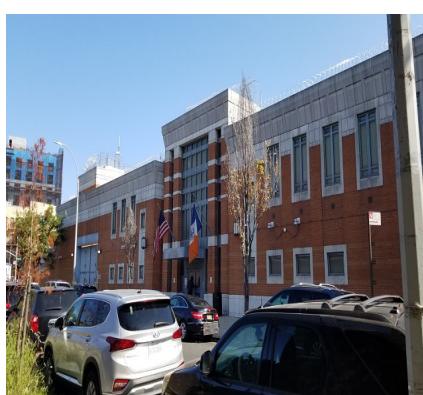
** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 19-Oct-2021

ADMIN. FOR CHILDREN'S SERVICES - FY 2022

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

CAPITAL	FY 2023 - 2026	FY 2027 - 2032		
Exterior Architecture	\$2,204,700	\$326,400		
Interior Architecture	\$326,500	\$1,558,800		
Electrical		\$3,816,000		
Mechanical		\$624,600		
Site Enclosure	\$342,500			
Total	\$2,873,700	\$6,325,700		
Importance Code A	\$2,204,700	\$478,700		
Importance Code B	\$199,000	\$5,847,000		
Importance Code C	\$470,000			
Total	\$2,873,700	\$6,325,700		
EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$125,200		\$12,200	
Interior Architecture	\$272,000			\$9,100
Electrical	\$38,000	\$19,900	\$23,200	\$22,200
Mechanical	\$69,900	\$16,700	\$24,000	\$20,200
Site Enclosure	\$300			
Site Pavements	\$10,100			
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$523,300	\$44,500	\$67,300	\$59,400
Importance Code A	\$131,400	\$6,200	\$18,400	\$6,200
Importance Code B	\$265,000	\$38,300	\$48,900	\$53,200
Importance Code C	\$126,900			
Total	\$523,300	\$44,500	\$67,300	\$59,400



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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	\$36,400	LIFE	**	5	\$91,000	
		<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>							
		<i>Location : Throughout</i>							
		<i>Staining/Discoloring, Extent : Moderate, Area Affected : 15%</i>							
		<i>Location : Throughout</i>							
	Masonry: Brick	80%	Now	\$155,300	LIFE	**	5	\$93,200	
		<i>Horizontal Cracks, Extent : Moderate, Area Affected : 5%</i>							
		<i>Location : Throughout</i>							
		<i>Vertical Cracks, Extent : Severe, Area Affected : 5%</i>							
		<i>Location : Throughout</i>							
		<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>							
		<i>Location : Gymnasium Clerestory</i>							
	Metal Panel	5%	Now	\$2,300	2052	**	5	\$10,900	
		<i>Deformed/Dented, Extent : Light, Area Affected : 10%</i>							
		<i>Location : Throughout</i>							
	Metal: Cage/Fence	5%	Now	\$32,800	2045	**	5	\$12,700	
		<i>Corrosion/Rusting, Extent : Light, Area Affected : 10%</i>							
		<i>Location : Throughout</i>							
		<i>Deformed/Dented, Extent : Light, Area Affected : 20%</i>							
		<i>Location : Throughout</i>							
Windows									
	Metal/Detention Type	100%	Now	\$1,519,000	2042	**	5	\$31,500	
		<i>Deteriorated Finish, Extent : Moderate, Area Affected : 60%</i>							
		<i>Location : Throughout</i>							
Parapets									
	Cast Stone/Terra Cotta	75%			LIFE	**	5-10	\$310,800	
	Metal Rail	15%	4+	\$6,500	2037	**	5	\$15,500	
		<i>Corrosion/Rusting, Extent : Light, Area Affected : 10%</i>							
		<i>Location : Throughout</i>							
	Pre-Cast Concrete	10%	0-2	\$5,800	LIFE	**	5	\$9,200	
		<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>							
		<i>Location : Gymnasium</i>							

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle	Estimated Cost (Yrs)	Priority
Exterior									
Roof	Metal Panel	30%	Now	\$99,900	2045		**		
		<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>							
		<i>Location : Gymnasium</i>							
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
		<i>Location : Gymnasium</i>							
		<i>Explanation : Standing Seam Metal Roof</i>							
	Metal Panel	5%			2045		**	10	\$12,200
		<i>Corrosion/Rusting, Extent : Light, Area Affected : 10%</i>							
		<i>Location : Throughout</i>							
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
		<i>Location : Above Balconies</i>							
		<i>Explanation : Metal Cage Roof</i>							
	Single Ply Membrane	17%	2-4	\$39,700	2037		**		
		<i>Ponding, Extent : Light, Area Affected : 10%</i>							
		<i>Location : Throughout</i>							
	Single Ply Membrane	43%			2037		**	10	\$57,400
	Skylight, Plastic	5%	4+	\$204,300	2037		**	1	
		<i>Glazing Clouded, Extent : Moderate, Area Affected : 100%</i>							
		<i>Location : Throughout</i>							
Soffits									
	Alum/Vinyl Siding	40%			2052		**	10	\$100
	Cast in Place Concrete	60%	4+	\$1,700	LIFE		**	5	\$2,700
		<i>Paint Peeling, Extent : Light, Area Affected : 15%</i>							
		<i>Location : Child Admissions</i>							
Interior									
Floors	Cast in Place Concrete	10%	0-2	\$9,300	LIFE		**	5	\$35,400
		<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>							
		<i>Location : Basement</i>							
	Ceramic Tile	20%	0-2	\$69,300	2041		**	5	\$16,200
		<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>							
		<i>Location : Throughout</i>							
	Quarry Tile	5%	0-2	\$25,700	2037		**	5	\$6,100
		<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>							
		<i>Location : Lobby And Kitchen</i>							
	Sheet Vinyl/Rubber	10%	2-4	\$26,500	2032	\$530,900	5		\$12,100
		<i>Worn/Eroded, Extent : Light, Area Affected : 10%</i>							
		<i>Location : Throughout</i>							
	Traffic Topping	10%			2032	\$221,900	5		\$20,200
	Vinyl Tile	5%	Now	\$30,400	2032	\$76,100	3		\$3,000
		<i>Broken/Missing Elements, Extent : Light, Area Affected : 5%</i>							
		<i>Location : Basement</i>							
		<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>							
		<i>Location : Basemnet, Corridors, And Kitchen Loading Dock</i>							
	Vinyl Tile	40%			2032	\$608,500	3		\$32,400

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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	\$39,600	2041		**	5	\$3,200
		<i>Cracking/Crumbling, Extent : Light, Area Affected : 30%</i>							
		<i>Location : Throughout</i>							
	Concrete Masonry Unit	40%	0-2	\$127,500	LIFE		**	5	\$20,800
		<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>							
		<i>Location : Throughout</i>							
	Glass: Single Pane	5%	4+	\$43,100	LIFE		**	5	\$4,900
		<i>Glazing Broken/Cracked, Extent : Light, Area Affected : 20%</i>							
		<i>Location : Throughout</i>							
	Gypsum Board	40%	Now	\$11,900	LIFE		**	5	\$31,200
		<i>Punct/Tear/Impact Damage, Extent : Light, Area Affected : 2%</i>							
		<i>Location : Child Admissions</i>							
	Plaster	5%	Now	\$5,800	LIFE		**	5	\$1,900
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
		<i>Location : Throughout Bathrooms</i>							
		<i>Explanation : Epoxy Finish</i>							
Ceilings									
	AcousTile	5%	4+	\$7,200	2045		**	5	\$5,100
	ConcealSpLn								
		<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	\$75,400	LIFE		**		
		<i>Water Penetration, Extent : Light, Area Affected : 20%</i>							
		<i>Location : Gymnasium</i>							
	Gypsum Board	60%	0-2	\$54,300	LIFE		**	5	\$121,400
		<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>							
		<i>Location : Throughout</i>							
		<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>							
		<i>Location : 1st Floor Sprinkler Holes</i>							
	Metal Panel	15%			LIFE		**	5	\$60,700
Site Enclosure									
	Fence/Gates								
	Chain Link	60%			2052		**		
	Iron Picket	25%			2067		**		
	Metal Panel	15%	4+	\$300	LIFE		**		
		<i>Corrosion/Rusting, Extent : Light, Area Affected : 5%</i>							
		<i>Location : Metal Panel Gates</i>							

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

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

Free Standing Walls

Concrete Masonry Unit 60% 4+ \$85,200 2042 * *

Cracking/Crumbling, Extent : Light, Area Affected : 5%

Location : Interior Face Of Perimeter Wall

Joint Mortar Miss/Erod, Extent : Light, Area Affected : 5%

Location : Interior Face Of Perimeter Wall

Masonry: Brick 40% Now \$257,400 2042 * *

Cracking/Crumbling, Extent : Moderate, Area Affected : 5%

Location : NYPD Gate Entry

Other Observation, Extent : Moderate, Area Affected : 15%

Location : Throughout Extrerior Wall

Explanation : Efflorescence

Site Pavements

Public Sidewalk

Cast in Place Concrete 100% 2037 * *

Parking/Driveway

Asphalt 100% Now \$10,100 2041 * *

Cracking/Crumbling, Extent : Light, Area Affected : 5%

Location : Driveway, Loading Dock And Parking Lot

Potholes, Extent : Light, Area Affected : 5%

Location : Loading Dock

Activity Yard

Cast in Place Concrete 50% 2045 * *

Pavers/Stone 50% 2041 * *

Electrical

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

Air Circuit Breaker 100% 2042 * * 5 \$700

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

Location : Electrical Room

Explanation : Two Main Service Disconnect Switches Rated At 4000 Amperes Each.

Switchgear / Switchboard

Molded Case Bkrs 100% 2042 * * 5 \$3,300

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

Location : Electrical Room

Explanation : Four Vertical Sections

Raceway

Conduit 100% 2042 * * 1

Panelboards

Fused Disc Sw 5% 2040 * * 5 \$100

Molded Case Bkrs 95% 2040 * * 5 \$3,100

Wiring

Thermoplastic 100% 2042 * * 1

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

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									
	Motor Controllers								
	Locally Mounted	10%			2037		**	5	\$100
	Motor Control Center	90%			2037		**	5	\$3,100
Ground									
	Grounding Devices								
	Generic	100%			LIFE		**	5	\$3,700
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2037		**	1	\$38,500
Generators									
	Diesel	100%			2035		**	1	\$48,400
	<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
	<i>Location : Generator Room</i>								
	<i>Explanation : Emergency Generator Rated At 1250 Kilowatts</i>								
Batteries									
	Nickel Cadmium	100%			2025	\$1,700	5	\$27,900	
Fuel Storage									
	Main Tank	100%			2047		**	5	\$3,700
	<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
	<i>Location : Generator Room</i>								
	<i>Explanation : 275 Gallons Rated Capacity</i>								
Lighting									
	Interior Lighting								
	Fluorescent	50%			2032	\$1,135,400	10	\$57,300	
	<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
	<i>Location : Hallways, Lobby, Inmates Rooms</i>								
	<i>Explanation : Compact Fluorescent Lights</i>								
	Fluorescent	10%			2032	\$227,100	10	\$11,500	
	<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
	<i>Location : Offices</i>								
	<i>Explanation : T-5 Lamps</i>								
	Fluorescent	40%			2032	\$908,300	10	\$45,900	
	<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
	<i>Location : Basement</i>								
	<i>Explanation : T-8 Lamps</i>								
Egress Lighting									
	Emergency, Service	50%			2032	\$34,000	1		
	Exit, LED	50%			2047		**	1	
Exterior Lighting									
	LED	30%			2040		**		
	No Component	70%							
Alarm									

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

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								
	No Component	10%							
	Generic	90%			2040		** 1	\$42,000	
	<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
	<i>Location : Lobby, Hallways, Inmates Room, Outside Perimeter</i>								
	<i>Explanation : CCTV Surveillance Cameras</i>								
Fire/Smoke Detection	Generic, Analog	100%			2032	\$1,430,600	1-3	\$79,400	
	<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
	<i>Location : Throughout The Building</i>								
	<i>Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns</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	80%			2052		** 1		
	Interruptible Gas/Dual Fuel	20%			2052		** 1		
Conversion Equipment	Furnace	50%			2032	\$152,300	1	\$30,900	
	<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
	<i>Location : Roof</i>								
	<i>Explanation : 12 Rooftop Package Units</i>								
Furnace		30%			2040		** 1	\$18,500	
	<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
	<i>Location : Roof</i>								
	<i>Explanation : 5 Rooftop Package Units</i>								
Hot Water Boiler		20%			2037		** 1	\$12,400	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
	<i>Location : Basement</i>								
	<i>Explanation : 2 Dual Fuel Hot Water Boilers. No.1 Unit Has Scheduled To Be Replaced.</i>								
Distribution	Hot Wtr Piping/Pump	20%			2040		** 4	\$1,800	
	No Component	80%							
Terminal Devices	Convector/Radiator	15%			2037		** 1	\$6,100	
	Unit Heater - Steam	5%			2032	\$23,100	4	\$900	
	No Component	80%							
Air Conditioning	Energy Source								
	Electricity	100%			2048		** 1		

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

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	15%	0-2	\$12,100	2032	\$243,000	2	\$900	
		<i>Other Observation, Extent : Moderate, Area Affected : 50%</i>							
		<i>Location : Roof</i>							
		<i>Explanation : R-22 Refrigerant. Inefficient And Defective Units.</i>							
	Ext Pkg Unit - Heating/Cooling	65%			2040	**	2	\$5,000	
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
		<i>Location : Roof</i>							
		<i>Explanation : R-410a</i>							
	No Component	20%							
Ventilation	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$110,400	
Exhaust Fans									
	Roof	20%	Now	\$4,300	2032	\$43,000	2	\$600	
		<i>Not in Service, Extent : Severe, Area Affected : 20%</i>							
		<i>Location : Roof</i>							
		<i>Other Observation, Extent : Severe, Area Affected : 70%</i>							
		<i>Location : Roof</i>							
		<i>Explanation : Urgent Exhaust Fans Repair Is Required Since Building Is Enclosed, Air Ventilation Relies On Exhaust Fans.</i>							
	Roof	30%			2040	**	2	\$1,200	
	Roof	50%			2032	\$107,400	2	\$1,900	
Plumbing									
H/C Water Piping									
Brass/Copper		100%			2042	**	1		
Water Heater									
Gas Fired		100%			2030	\$78,900	2	\$1,800	
Sanitary Piping									
Cast Iron		100%			LIFE	**	1		
Storm Drain Piping									
Cast Iron		100%			LIFE	**	1		
Sump Pump(s)									
Submersible		100%			2026	\$4,400	4	\$4,000	
Sewage Ejector(s)									
Electric		100%			2037	**	4	\$5,000	
Fixtures									
Generic		100%							
Vertical Transport									
Elevators									
Hydraulic		100%			LIFE	**			
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
		<i>Location : 1 Freight Unit From Basement To 3rd Floor, 1 Passenger Unit From 1st To 3rd Floor</i>							
		<i>Explanation : Two Units</i>							

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

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

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Print Date : 19-Oct-2021

ADMIN. FOR CHILDREN'S SERVICES - FY 2022

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

CAPITAL	FY 2023 - 2026	FY 2027 - 2032		
Exterior Architecture	\$575,800	\$285,100		
Interior Architecture		\$217,500		
Electrical		\$2,440,400		
Mechanical	\$191,000	\$1,504,000		
Total	\$766,800	\$4,447,000		
Importance Code A	\$655,700	\$407,200		
Importance Code B	\$111,000	\$4,039,800		
Total	\$766,800	\$4,447,000		
EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$41,400	\$40,700		\$35,500
Interior Architecture		\$47,000		
Electrical	\$9,800	\$19,200	\$10,300	\$13,200
Mechanical	\$22,700	\$14,000	\$25,800	\$43,200
Site Pavements	\$22,600			
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$104,400	\$128,800	\$44,000	\$99,900
Importance Code A	\$45,900	\$45,700	\$5,000	\$40,800
Importance Code B	\$35,900	\$79,700	\$39,000	\$59,100
Importance Code C	\$22,600	\$3,500		
Total	\$104,400	\$128,800	\$44,000	\$99,900



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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%			2044	**	5	\$14,700	
Metal: Cage/Fence		4%			2044	**	5	\$16,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Perimeter Balconies</i>									
<i>Explanation : Perforated Panels</i>									
Metal: Cage/Fence		1%			2036	**	5	\$4,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : South Facade</i>									
<i>Explanation : Enclosed Sally Port</i>									
Pre-Cast Concrete		20%	0-2	\$34,400	LIFE	**	5	\$61,300	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
Window Wall		5%			2051	**	5	\$17,700	
Windows									
Metal/Detention Type		98%	0-2	\$575,800	2051	**	5	\$23,900	
<i>Other Observation, Extent : Light, Area Affected : 50%</i>									
<i>Location : Plexi Replaced On First Floor Only</i>									
<i>Explanation : Steel Frames With High Strength Plexiglass Glazing</i>									
Metal Louvers		2%			2034	**	10	\$1,700	
Parapets									
Masonry: Brick		10%	Now	\$5,200	LIFE	**	5	\$1,600	
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>									
<i>Location : Staff Terrace</i>									
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>									
<i>Location : At Staff Terrace Into Hall Below</i>									
Metal: Cage/Fence		10%	4+	\$1,800	2044	**	5	\$5,300	
<i>Corrosion/Rusting, Extent : Light, Area Affected : 15%</i>									
<i>Location : Pitch Pockets</i>									
Pre-Cast Concrete		80%			LIFE	**	5	\$82,000	

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

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

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

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	25%		2066		**		
		Concrete Masonry Unit	25%		2051		**		
		Masonry: Brick	50%		2051		**		
Site Pavements	Public Sidewalk	Cast in Place Concrete	100%		2044		**		
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 5%</i> <i>Location : Brook Avenue Near Tree</i>									
On-Site Walkways	Cast in Place Concrete	100%			2044		**		
Parking/Driveway	Asphalt	100%	0-2	\$22,600	2040		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i> <i>Location : Driveway And Parking Area</i>									
Activity Yard	Asphalt	40%			2040		**		
	Cast in Place Concrete	40%			2044		**		
	Under Construction	20%							

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	Air Circuit Breaker	100%			2041		**	5	\$500
<i>Other Observation, Extent : Light, Area Affected : 100%</i> <i>Location : Electrical Room</i> <i>Explanation : Four 4,000 Ampere Main Disconnect Switches</i>									
Switchgear / Switchboard	Molded Case Bkrs	100%			2041		**	5	\$2,600
Raceway	Conduit	100%			2041		**	1	
Panelboards	Fused Disc Sw	10%			2039		**	5	\$200
	Molded Case Bkrs	90%			2039		**	5	\$2,400
Wiring	Thermoplastic	100%			2041		**	1	
Motor Controllers	Locally Mounted	20%			2036		**	5	\$100
	Motor Control Center	80%			2036		**	5	\$2,200
Ground	Grounding Devices								
	Generic	100%			LIFE		**	5	\$1,500
Stand-by Power									

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HORIZON JUVENILE DETENTION CENTER
Asset # : 4383

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power									
Transfer Switches	Automatic	100%			2036	**	1	\$30,800	
Generators	Diesel	100%			2034	**	1	\$38,800	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
		<i>Location : Outside</i>							
		<i>Explanation : One 1,200 Kilowatts</i>							
Batteries									
Lead/Acid		100%			2024	\$1,700	5	\$3,700	
Fuel Storage									
Day Tank		50%			2039	**	5	\$9,300	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
		<i>Location : Generator Room</i>							
		<i>Explanation : One 275 Gallons</i>							
Main Tank		50%			2046	**	5	\$1,500	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
		<i>Location : Underground</i>							
		<i>Explanation : One 8,000 Gallons</i>							
Lighting									
Interior Lighting	Fluorescent	10%			2031	\$182,000	10	\$9,200	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
		<i>Location : Hallways</i>							
		<i>Explanation : T-5 Lamps</i>							
Fluorescent		70%			2031	\$1,274,200	10	\$64,300	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
		<i>Location : Throughout The Building</i>							
		<i>Explanation : T-8 Lamps</i>							
Fluorescent		20%			2031	\$364,100	10	\$18,400	
		<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>							
		<i>Location : Hallways And Dorms</i>							
Egress Lighting									
Emergency, Service		50%			2031	\$27,200	1		
Emergency, Battery		10%			2031	\$14,900	10	\$2,400	
Exit, LED		30%			2046	**	1		
Exit, Service		10%			2031	\$3,700	1		
Exterior Lighting									
HID		20%			2031	\$83,600	10	\$100	
No Component		80%							
Alarm									

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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	Estimated Cost (Yrs)	Priority
Alarm								
Security System								
No Component	70%							
Generic	20%			2031	\$67,000	1		\$7,500
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Hallways, Dorms Lobby Outside</i>							
	<i>Explanation : CCTV Surveillance Camera</i>							
Generic	10%			2031	\$33,500	1		\$3,700
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Exit Doors</i>							
	<i>Explanation : Intrusion Alarm</i>							
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2031	\$344,000	1-3		\$18,500
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
	<i>Explanation : Strobe Lights, Alarm Bells, Manual Pull Stations, Horns, Strobe Lights And Fire Alarm Panel</i>							
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	50%			2051		**	1	
Interruptible Gas/Dual Fuel	50%			2041		**	1	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Buried In Court Yard</i>							
	<i>Explanation : One 8,000 Gallon Oil Tank. No. 2 Fuel</i>							
Conversion Equipment								
Furnace	50%			2031	\$122,100	1		\$24,800
Hot Water Boiler	40%			2036		**	1	\$19,800
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Boiler Room</i>							
	<i>Explanation : 2 Units</i>							
Hot Water Boiler	10%	0-2	\$79,900	2051		**	1	\$4,500
	<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Basement Boiler Room, Boiler Burner Control Panels Will Not Switch Fuel Source Automatically</i>							
Distribution								
Hot Wtr Piping/Pump	100%			2047		**	4	\$7,400

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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
Heating									
Terminal Devices	Air Handler	40%			2031	\$583,300	1	\$24,800	
	Convector/Radiator	20%	0-2	\$111,000	2051	**	1	\$5,800	
		<i>Malfunctioning, Extent : Severe, Area Affected : 100% Location : Throughout, Defective Building Automation System, Defective Room Thermostats, Defective Climate Control Compressor And Air Dryers</i>							
	Convector/Radiator	40%			2036	**	1	\$13,000	
Air Conditioning									
Energy Source	Electricity	100%			2047	**	1		
Conversion Equipment	Ext Pkg Unit - Heating/Cooling	50%			2031	\$649,200	2	\$3,100	
		<i>R-22 Refrigerant, Extent : Light, Area Affected : 1% Location : Air Conditioning Units</i>							
	Ext Pkg Unit - Heating/Cooling	50%			2039	**	2	\$3,100	
		<i>Recent Installation, Extent : N/A, Area Affected : 50% Location : Roof</i>							
Ventilation									
Distribution	Ductwork/Diffusers	100%			LIFE	**	2-5	\$55,900	
Exhaust Fans	Roof	50%			2039	**	2	\$1,500	
		<i>Recent Installation, Extent : N/A, Area Affected : 50% Location : Roof</i>							
	Roof	50%			2031	\$86,100	2	\$1,500	
		<i>Other Observation, Extent : Light, Area Affected : 100% Location : Roof Explanation : This Component Is Already Accounted For Under The Cooling Section Of This Report</i>							
Plumbing									
H/C Water Piping	Brass/Copper	95%			2051	**	1		
	Brass/Copper	5%			2051	**	1		
Water Heater	Gas Fired	100%			2029	\$63,300	2	\$1,500	
		<i>Other Observation, Extent : Moderate, Area Affected : 100% Location : Boiler Room Explanation : Two Gas Fired Hot Water Heaters</i>							
Sanitary Piping	Cast Iron	100%			LIFE	**	1		
		<i>Other Observation, Extent : Moderate, Area Affected : 5% Location : Basement Level Explanation : Newly Installed Macerator</i>							
Storm Drain Piping	Cast Iron	100%			LIFE	**	1		

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

Mechanical		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)	Non-Submersible	100%			2031	\$15,800	4	\$3,200	
Sewage Ejector(s)	Electric	100%			2031	\$29,900	4	\$6,000	
Backflow Preventer	Generic	100%			2036		** 1	\$6,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : First Floor</i>									
<i>Explanation : Backflow Preventer Located On The First Floor</i>									
Fixtures									
Generic		100%							
Vertical Transport									
Elevators	Hydraulic	100%			LIFE		**		
<i>Other Observation, Extent : Light, Area Affected : 50%</i>									
<i>Location : Basement To 2nd Floor</i>									
<i>Explanation : There Are 2 Hydraulic Elevators</i>									
Fire Suppression									
Sprinkler	Generic	100%			2051		** 1-2	\$28,100	
Fire Pump	Generic	100%			2040		** 1	\$18,700	
Chemical System									
Generic		100%			2026	\$28,900	1-3	\$4,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Kitchen</i>									
<i>Explanation : Chemical Fire Suppression System In Kitchen</i>									

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Print Date : 19-Oct-2021

ADMIN. FOR CHILDREN'S SERVICES - FY 2022

Asset Name : NEW ACS CHILDREN'S CENTER BELLEVUE HOSPITAL BLDG R-S
Address : 492 FIRST AVENUE BTWN: E.28 ST. - E.29 ST.
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : HHC0001.090 / 4372 **Yr Built/Renovated** : 1904 / 2000
Area Sq Ft : 126,000 **Project Type** : CHILDREN'S SERVICES
Date of Survey : 06-Nov-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,6,Ph,Mez
Block : 962 **Lot** : 100 **BIN** : 1086515

CAPITAL	FY 2023 - 2026	FY 2027 - 2032		
Exterior Architecture		\$156,500		
Interior Architecture	\$454,900	\$385,700		
Electrical	\$113,300			
Mechanical	\$84,500	\$912,500		
Total	\$652,700	\$1,454,600		
Importance Code A	\$84,500	\$156,500		
Importance Code B	\$568,200	\$1,050,100		
Importance Code C		\$248,000		
Total	\$652,700	\$1,454,600		
EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$112,100		\$31,400	\$25,500
Interior Architecture	\$91,400		\$5,600	\$28,200
Electrical	\$18,900	\$18,400	\$26,600	\$20,200
Mechanical	\$34,200	\$71,200	\$62,300	\$73,100
Site Pavements	\$1,600			
Elevators/Escalators	\$29,600	\$29,600	\$29,600	\$29,600
Total	\$287,700	\$119,200	\$155,500	\$176,700
Importance Code A	\$112,100	\$6,000	\$37,300	\$31,100
Importance Code B	\$126,000	\$113,200	\$118,200	\$145,600
Importance Code C	\$49,600			
Total	\$287,700	\$119,200	\$155,500	\$176,700



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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	\$48,400	LIFE	**	5	\$72,700	
		<i>Staining/Discoloring, Extent : Light, Area Affected : 5%</i>							
		<i>Location : On Penthouse</i>							
		<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>							
		<i>Location : 2nd Floor Courtyard Into Second Floor Children Area</i>							
	Masonry: Granite	5%	0-2	\$14,600	LIFE	**	5	\$4,200	
		<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>							
		<i>Location : 1st Floor Various Locations</i>							
	Masonry: Limestone	10%			LIFE	**	5	\$8,400	
		<i>Staining/Discoloring, Extent : Light, Area Affected : 25%</i>							
		<i>Location : Various Locations</i>							
	Metal Panel	15%			2050	**	5-10	\$115,300	
Windows									
	Aluminum	95%			2046	**	5	\$51,100	
	Metal Louvers	5%			2039	**	10	\$16,800	
Parapets									
	Masonry: Brick	80%			LIFE	**	5	\$10,500	
	Masonry: Limestone	20%			LIFE	**	5	\$3,300	
Roof									
	IRMA/Protected Membrane	10%	Now	\$9,600	2035	**			
		<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10%</i>							
		<i>Location : Section Over 6th Floor At Southeast Corner</i>							
	Metal Panel	50%	Now	\$6,800	2043	**			
		<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 2%</i>							
		<i>Location : Penthouse Roof</i>							
		<i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>							
		<i>Location : Over Generator At Flue Penetration</i>							
	Modified Bitumen	40%	Now	\$32,700	2035	**			
		<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10%</i>							
		<i>Location : Throughout</i>							
		<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>							
		<i>Location : Over 6th Floor</i>							
Soffits									
	Glass: Special Gauge	100%			LIFE	**	1		
Interior									

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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%		2029		\$395,000	3	\$56,000	
		<i>Worn/Eroded, Extent : Light, Area Affected : 5% Location : Auditorium</i>							
	Cast in Place Concrete	5%	2-4	\$10,700	LIFE	**	5	\$20,400	
		<i>Cracking/Crumbling, Extent : Light, Area Affected : 10% Location : Throughout</i>							
	Ceramic Tile	5%	0-2	\$10,000	2039	**	5	\$4,700	
		<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 45% Location : Bathrooms And Toilets</i>							
	Cork Tile	6%	Now	\$184,900	2060	**	5	\$4,900	
		<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15% Location : Multiple Offices Throughout Worn/Eroded, Extent : Moderate, Area Affected : 25% Location : Multiple Offices Throughout Other Observation, Extent : Moderate, Area Affected : 25% Location : Multiple Offices Throughout Explanation : Adhesive Failing</i>							
	Granite Panels	4%	2-4	\$7,000	LIFE	**	5	\$5,600	
		<i>Cracking/Crumbling, Extent : Light, Area Affected : 10% Location : Throughout</i>							
	Sheet Vinyl/Rubber	4%		2035		**	5	\$11,200	
	Vinyl Tile	61%	Now	\$214,000	2035	**	3	\$42,700	
		<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10% Location : High Traffic Areas In Corridors, Cubical Areas Below Office Chairs Loose/Delam Surface, Extent : Moderate, Area Affected : 5% Location : High Traffic Areas In Corridors, Cubical Areas Below Office Chairs Patching Evident, Extent : Light, Area Affected : 15% Location : High Traffic Areas In Corridors, Cubical Areas Below Office Chairs Worn/Eroded, Extent : Moderate, Area Affected : 100% Location : High Traffic Areas In Corridors, Cubical Areas Below Office Chairs</i>							
Interior Walls									
	Concrete Masonry Unit	5%	0-2	\$23,400	LIFE	**	5	\$7,600	
		<i>Cracking/Crumbling, Extent : Light, Area Affected : 10% Location : Throughout Basement Mechanical Rooms</i>							
	Glass: Single Pane	5%			LIFE	**	5	\$14,300	
	Gypsum Board	75%	0-2	\$26,200	LIFE	**	5	\$171,700	
		<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5% Location : Corners In Basement Corridors Other Observation, Extent : Moderate, Area Affected : 5% Location : Corners In Basement Corridors Explanation : Impact Damage, Missing Corner Guards</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 (Yrs)	Estimated Cost	Priority

Interior

Ceilings

AcousTileSusp.Lay-In 60% 2043 * * 5 \$112,000

Staining/Discoloring, Extent : Light, Area Affected : 5%

Location : Various Locations Throughout

Exposed Struc: Steel	10%	LIFE	* *		
Gypsum Board	15%	LIFE	* *	5	\$35,000
Masonry: Infill Arch	5%	LIFE	* *		
Metal Panel	5%	LIFE	* *	5	\$11,700
Wood	5%	LIFE	* *	5	\$81,700

Site Enclosure

Fence/Gates

Iron Picket 100% 2065 * *

Free Standing Walls

Masonry: Fieldstone 100% 2050 * *

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

Location : Main Entrance

Explanation : Material Is Granite Panel

Retaining Walls

Cast in Place Concrete 90% 2065 * *

Masonry: Fieldstone 10% 2050 * *

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

Location : Main Entrance

Explanation : Material Is Granite Panel

Site Pavements

Public Sidewalk

Cast in Place Concrete 100% 2043 * *

Activity Yard

Rubber Matting 100% Now \$1,600 2030 \$5,200

Ponding, Extent : Moderate, Area Affected : 15%

Location : 2nd Floor Courtyard

Other Observation, Extent : Moderate, Area Affected : 5%

Location : 2nd Floor Courtyard

Explanation : Curling At Seams, Not Draining Correctly Causing Water To Enter 2nd Floor

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% 2050 * * 5 \$500

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

Location : Electrical Room

Explanation : The Service Equipment Includes Two 4,000 Ampere Switches And 3,000 Ampere Switch.

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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									
Transformers									
Dry Type		100%		2043		**	5	\$500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Basement And 6th Floor</i>									
<i>Explanation : The Transformers System Include: Four 45 Kilovoltampères Step-up Transformers For Elevators.</i>									
Switchgear / Switchboard									
Fused Disc Sw		100%		2050		**	5	\$500	
Raceway									
Conduit		100%		2050		**	1		
Panelboards									
Fused Disc Sw		20%		2046		**	5	\$600	
Molded Case Bkrs		80%		2046		**	5	\$2,700	
Wiring									
Thermoplastic		100%		2050		**	1		
Motor Controllers									
Locally Mounted		100%		2043		**	5	\$800	
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%		2043		**	1	\$38,800	
Generators									
Diesel		100%		2039		**	1	\$48,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Penthouse</i>									
<i>Explanation : The Diesel Generator Is Rated 400 Kilovoltampères. It Is In Good Condition.</i>									
Batteries									
Lead/Acid		80%		2024		\$1,300	5	\$3,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : 6th Floor</i>									
<i>Explanation : Penthouse</i>									
Lead/Acid		20%		2024		\$300	5	\$900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : 6th Floor</i>									
<i>Explanation : Load Banks Are Used For Generator Testing.</i>									

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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 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%		2046		**	5	\$7,000	
	<i>Other Observation, Extent : Light, Area Affected : 100% Location : Penthouse Explanation : The Day Tank Is Rated 200 Gallons.</i>							
Main Tank	70%		2058		**	5	\$2,600	
	<i>Other Observation, Extent : Light, Area Affected : 100% Location : Basement Explanation : The Main Tank Is Rated 2,000 Gallons.</i>							
Lighting								
Interior Lighting								
Fluorescent	98%		2035		**	10	\$113,300	
	<i>Motion Sensors in Use, Extent : Light, Area Affected : 100% Location : Throughout T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100% Location : Throughout Other Observation, Extent : Light, Area Affected : 100% Location : Throughout The Building Explanation : Some Lights Are Controlled With A Daylighting Control System.</i>							
HID	2%		2035		**	10	\$100	
Egress Lighting								
Emergency, Service	50%		2035		**	1		
Exit, LED	50%		2058		**	1		
Exterior Lighting								
Fluorescent	100%		2035		**	10	\$11,500	
	<i>Other Observation, Extent : Light, Area Affected : 100% Location : Exterior Explanation : The Exterior Lights Are Controlled With Photocell.</i>							
Lightning Protection								
Arresters/Cabling								
Generic	100%		2058		**	5	\$3,700	
Alarm								
Security System								
No Component	25%							
Generic	75%		2035		**	1	\$35,300	
	<i>Other Observation, Extent : Light, Area Affected : 100% Location : Throughout Explanation : The Security System Includes Cameras And Card Access Control.</i>							
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%		2035		**	1-3	\$24,000	

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								

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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 (Yrs)	Estimated Cost	Priority
Heating									
Energy Source	Utility Steam	100%			2040	**	1		
Conversion Equipment									
Heat Exchanger, Plate & Frame		90%	Now	\$84,500	2043	**	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%			2039	**	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%			2046	**	4	\$6,200	
Terminal Devices									
Air Handler		30%			2035	**	1	\$23,400	
Convector/Radiator		10%			2043	**	1	\$4,100	
Fan Coil Unit/Heat		60%			2035	**	1	\$24,400	
Air Conditioning									
Energy Source	Electricity	100%			2046	**	1		
Conversion Equipment									
Centrifugal, Elec Chiller		90%			2039	**	1	\$122,700	
<p><i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i> <i>Location : Chiller</i> <i>Other Observation, Extent : Light, Area Affected : 100%</i> <i>Location : Basement</i> <i>Explanation : 2 Multi Stack Chillers</i></p>									
Split Unit		10%			2035	**			
Distribution									
CW & CHW Wtr Pipe/Pump		100%			2050	**	4	\$6,200	
Terminal Devices									
Air Handler/Cool/Ht		30%			2035	**	1	\$23,400	
Fan Coil - 4 Pipe		70%			2035	**	1	\$28,500	
Heat Rejection									
Water Cooling Tower		100%			2028	\$494,900	2	\$126,800	
Ventilation									
Distribution	Ductwork/Diffusers	100%			LIFE	**	2-5	\$70,300	
Exhaust Fans									
Interior		90%			2030	\$417,600	2	\$3,500	
Roof		10%			2030	\$21,700	2	\$400	
Plumbing									

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

Estimates are rounded to the nearest hundred dollars.

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

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

ADMIN. FOR CHILDREN'S SERVICES - 068
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
Plumbing									
H/C Water Piping	Brass/Copper	100%			2040	**	1		
HW Heat Exchanger	Steam Fired	100%			2040	**	4	\$18,700	
Sanitary Piping	Cast Iron	100%			LIFE	**	1		
Storm Drain Piping	Cast Iron	100%			LIFE	**	1		
Sump Pump(s)	Non-Submersible	100%			2035	**	4	\$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%			2035	**	1	\$7,700	
Fixtures									
	Generic	100%							
					<i>Obsolete Fixtures, Extent : Moderate, Area Affected : 5%</i>				
					<i>Location : Toilet Rooms</i>				
Vertical Transport									
Elevators									
Geared Traction		80%			LIFE	**			
					<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
					<i>Location : Basement To 6th Floor</i>				
					<i>Explanation : 4 Passenger Units</i>				
Hydraulic		20%			LIFE	**			
					<i>Other Observation, Extent : Light, Area Affected : 20%</i>				
					<i>Location : Basement To 1st Floor</i>				
					<i>Explanation : 1 Freight</i>				
Fire Suppression									
Standpipe									
Generic		100%			2050	**	1-5	\$65,900	
Sprinkler									
Generic		100%			2050	**	1-2	\$35,300	
Fire Pump									
Generic		100%			2039	**	1	\$23,500	

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