

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	
<b>Total</b>	<b>\$113,200</b>	
Importance Code A	\$113,200	
<b>Total</b>	<b>\$113,200</b>	

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			
<b>Total</b>	<b>\$78,100</b>	<b>\$500</b>	<b>\$700</b>	<b>\$1,100</b>
Importance Code A	\$10,800	\$200	\$300	\$200
Importance Code B	\$32,000	\$300	\$500	\$500
Importance Code C	\$35,300			\$400
<b>Total</b>	<b>\$78,100</b>	<b>\$500</b>	<b>\$700</b>	<b>\$1,100</b>



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

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

**Asset # : 14321**

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	70%	Now	\$52,800	LIFE	* *	5	\$5,300	1
	Horizontal Cracks, Extent : Severe, Area Affected : 30%								
	Location : Beach Avenue, Watson Avenue, And Rear Facades								
	Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 15%								
	Location : Beach Avenue, Watson Avenue Facades								
	Vertical Cracks, Extent : Severe, Area Affected : 30%								
	Location : Beach Avenue And Rear Facades								
	Worn/Eroded, Extent : Severe, Area Affected : 20%								
	Location : Beach Avenue Façade								
	Pre-Cast Concrete	5%	Now	\$2,800	LIFE	* *	5	\$1,200	
	Cracking/Crumbling, Extent : Severe, Area Affected : 5%								
	Location : Beach Avenue Facade								
	Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 25%								
	Location : Window Sills								
	Stucco Cement	25%	Now	\$60,400	2052	* *	5	\$2,400	
	Horizontal Cracks, Extent : Severe, Area Affected : 10%								
	Location : Rear Facade								
	Vertical Cracks, Extent : Severe, Area Affected : 10%								
	Location : Rear Facade								
Windows									
	Aluminum	100%	2-4	\$700	2048	* *	5	\$400	
	Corrosion/Rusting, Extent : Moderate, Area Affected : 5%								
	Location : Beach Avenue Facade, Second Floor								
	Unit Inoperable, Extent : Moderate, Area Affected : 5%								
	Location : Second Floor, Window Boarded Up								
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Throughout								
	Explanation : Units Remain Locked Throughout For Security Purposes								
Parapets									
	Cast Stone/Terra Cotta	7%			LIFE	* *	5-10	\$900	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Roof								
	Explanation : Observed From Ground								
	Masonry: Brick	90%			LIFE	* *	5-10	\$2,700	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Roof								
	Explanation : Observed From Ground								
	Pre-Cast Concrete	3%			LIFE	* *	5	\$200	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Roof								
	Explanation : Observed From Ground								

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

**Asset # : 14321**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Roof								
Asphalt Shingle	15%			2035	**	10	\$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : No Access Due To Security. Observed From The Ground								
Metal, Corrugated	20%	0-2	\$2,700	2052	**	1		
Deformed/Dented, Extent : Moderate, Area Affected : 50%								
Location : Front Canopy								
Modified Bitumen	65%			2037	**	10	\$1,800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof								
Explanation : No Access, No Interior Leaks								
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	
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : First And Second Floors								
Wood	40%	2-4	\$8,900	2060	**	5	\$2,300	
Deteriorated Finish, Extent : Severe, Area Affected : 30%								
Location : First And Second Floors								
Split/Cracked, Extent : Moderate, Area Affected : 15%								
Location : First And Second Floors								
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	
Cracking/Crumbling, Extent : Severe, Area Affected : 5%								
Location : Basement								
Recent Repair Evident, Extent : Light, Area Affected : 2%								
Location : First Floor Basement Stair								
Wood	25%	0-2	\$28,100	LIFE	**	5	\$7,600	
Misaligned/Bulging, Extent : Moderate, Area Affected : 50%								
Location : Throughout Second And Third Floors								
Split/Cracked, Extent : Moderate, Area Affected : 60%								
Location : Throughout								
Ceilings								
Exposed Struc: Wood	20%			LIFE	**	10	\$1,800	
Gypsum Board	55%			LIFE	**	5-10	\$11,500	
Recent Replace Evident, Extent : Light, Area Affected : 2%								
Location : Basment								
Plaster	25%	0-2	\$4,400	LIFE	**	5	\$1,000	
Patching Evident, Extent : Moderate, Area Affected : 20%								
Location : First Floor								

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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. HOME1 (GROUP HOME)**

**Asset # : 14321**

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

Site Enclosure

Fence/Gates

Chain Link

100%

2042

\* \*

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

*Location : Watson Avenue*

*Explanation : Fence Leaning*

Site Pavements

Public Sidewalk

Cast in Place Concrete

100%

0-2

\$500

2045

\* \*

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

*Location : Beach Avenue*

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

*Location : Beach Avenue*

Parking/Driveway

Asphalt

100%

Now

\$2,600

2041

\* \*

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

*Location : Parking Area*

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

*Location : At Parking Area*

*Explanation : Cracking*

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

Under 600 Volts

Service Equipment

Molded Case Bkrs

100%

2032

\$1,600

5

\$100

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

*Location : Basement*

*Explanation : One 200 Ampere Main Disconnect Switch*

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

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

*Location : Throughout The Building*

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

**Asset # : 14321**

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

**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		

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

*Location : Throughout The Building*

*Explanation : CCTV Surveillance Camera*

Fire/Smoke Detection

No Component	70%							
Generic, Digital	30%		2037	* *	1-3	\$800		

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

*Location : Throughout The Building*

*Explanation : Smoke Detector, Alarm Bell, Horn, Pull Box Station And Fire Alarm Panel*

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

**Heating**

Energy Source

Natural Gas	100%		2052	* *	1			
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Conversion Equipment

Hot Water Boiler	100%	0-2	\$1,600	2030	\$32,600	1	\$1,800	
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*Corroded, Extent : Moderate, Area Affected : 5%*

*Location : Basement. Corroded Boiler Shell*

*On Extended Life, Extent : Moderate, Area Affected : 100%*

*Location : Basement*

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

*Location : Basement Boiler Room*

*Explanation : 1 Unit, Hart And Grousse Corp. - 120,000 Btu/hr*

Distribution

Hot Wtr Piping/Pump	100%		2040	* *	4	\$300		
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Terminal Devices

Convactor/Radiator	100%		2037	* *	1	\$1,300		
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*Other Observation, Extent : Light, Area Affected : 100%*

*Location : Perimeter Walls*

*Explanation : Cast Iron Baseboard Radiators*

**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 Type	% 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		
		Malfunctioning, Extent : Moderate, Area Affected : 10%							
		Location : Second Floor Bathroom, Defective Exhaust Fan							
		Other Observation, Extent : Light, Area Affected : 10%							
		Location : 2nd Floor							
		Explanation : Bathroom Only							
	No Component	95%							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2042	* *	1		
	Water Heater								
	Gas Fired	100%			2027	\$2,600	2	\$100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement Boiler Room							
		Explanation : 40 Gallon Rheems							
	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	
<b>Total</b>	<b>\$113,200</b>	
Importance Code A	\$113,200	
<b>Total</b>	<b>\$113,200</b>	

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			
<b>Total</b>	<b>\$66,900</b>	<b>\$800</b>	<b>\$900</b>	<b>\$1,600</b>
Importance Code A	\$15,000	\$200	\$300	\$200
Importance Code B	\$32,200	\$600	\$700	\$1,200
Importance Code C	\$19,700			\$200
<b>Total</b>	<b>\$66,900</b>	<b>\$800</b>	<b>\$900</b>	<b>\$1,600</b>



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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 Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Exterior Walls								
	Masonry: Brick	70%	Now	\$52,800	LIFE	**	5	\$5,300	
		Corrosion/Rusting, Extent : Moderate, Area Affected : 5%							
		Location : Window Lintels, Beach Avenue Facade							
		Diagonal Cracks, Extent : Severe, Area Affected : 5%							
		Location : Beach Avenue Facade							
		Horizontal Cracks, Extent : Severe, Area Affected : 5%							
		Location : Beach Avenue Facade							
		Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 10%							
		Location : Beach Avenue Facade, Window Sill							
		Worn/Eroded, Extent : Severe, Area Affected : 20%							
		Location : Beach Avenue Facade							
	Pre-Cast Concrete	5%	2-4	\$2,800	LIFE	**	5	\$1,200	
		Cracking/Crumbling, Extent : Severe, Area Affected : 5%							
		Location : Beach Avenue Facade							
		Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 25%							
		Location : Window Sills							
	Stucco Cement	25%	Now	\$60,400	2052	**	5	\$2,400	
		Cracking/Crumbling, Extent : Severe, Area Affected : 75%							
		Location : North And West Facades							
		Diagonal Cracks, Extent : Severe, Area Affected : 60%							
		Location : North And Rear Facades							
		Horizontal Cracks, Extent : Severe, Area Affected : 60%							
		Location : North And Rear Facades							
		Vertical Cracks, Extent : Severe, Area Affected : 60%							
		Location : North And Rear Facades							
Windows									
	Aluminum	100%	2-4	\$3,600	2048	**	5	\$400	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
		Explanation : Units Remain Locked Throughout For Security Purposes							
Parapets									
	Cast Stone/Terra Cotta	7%			LIFE	**	5-10	\$900	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Roof							
		Explanation : Observed From Ground							
	Masonry: Brick	90%			LIFE	**	5-10	\$2,700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Roof							
		Explanation : Observed From Ground							
	Pre-Cast Concrete	3%			LIFE	**	5	\$200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Roof							
		Explanation : Observed From Ground							

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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 Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Roof									
	Asphalt Shingle	15%			2035	**	10	\$100	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Roof							
		Explanation : No Access Due To Security Reasons							
	Metal, Corrugated	5%	0-2	\$700	2052	**	1		
		Deformed/Dented, Extent : Moderate, Area Affected : 50%							
		Location : Front Canopy							
	Modified Bitumen	80%	Now	\$3,300	2037	**			
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Observed From The Ground, Area Above Room 3.							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Roof							
		Explanation : No Access Due To Security Purposes							
Interior									
Floors									
	Cast in Place Concrete	25%			LIFE	**	5	\$6,700	
	Ceramic Tile	5%			2035	**	5	\$300	
	Vinyl Tile	45%	0-2	\$7,700	2032	\$25,800	3	\$1,000	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
		Uneven Substrate, Extent : Severe, Area Affected : 30%							
		Location : 3rd Floor Sloped, 2nd Floor Kitchen Depressed							
		Worn/Eroded, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
	Wood	25%	2-4	\$5,600	2060	**	5	\$1,400	
		Deteriorated Finish, Extent : Severe, Area Affected : 50%							
		Location : First And Second Floors							
		Split/Cracked, Extent : Moderate, Area Affected : 15%							
		Location : First And Second Floors							
Interior Walls									
	Cast in Place Concrete	15%			LIFE	**	10	\$2,900	
		Vertical Cracks, Extent : Moderate, Area Affected : 5%							
		Location : Basement							
	Ceramic Tile	5%			2041	**	5	\$400	
	Gypsum Board	55%	2-4	\$9,600	LIFE	**	5	\$2,500	
		Worn/Eroded, Extent : Moderate, Area Affected : 75%							
		Location : Throughout							
	Wood	25%	Now	\$4,700	LIFE	**	5	\$7,600	
		Misaligned/Bulging, Extent : Moderate, Area Affected : 30%							
		Location : Throughout Second And Third Floors							
		Split/Cracked, Extent : Moderate, Area Affected : 30%							
		Location : Throughout Second And Third Floors							

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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 Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileSusp.Lay-In	15%	Now	\$8,200	2052	* *	5	\$500	
Broken/Missing Elements, Extent : Severe, Area Affected : 10%								
Location : Basement								
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Basement								
Staining/Discoloring, Extent : Moderate, Area Affected : 5%								
Location : Basement								
Exposed Struc: Wood	10%			LIFE	* *	10	\$900	
Gypsum Board	75%	0-2	\$5,100	LIFE	* *	5	\$5,700	
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Recent Repair Evident, Extent : Light, Area Affected : 2%								
Location : First Floor, Bad Craftsmanship								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : First Floor At Repair Area, Second Floor Room 3								
Site Enclosure								
Fence/Gates								
Chain Link	100%			2042	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	\$300	2045	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Beach Avenue								
Parking/Driveway								
Asphalt	100%	Now	\$2,600	2041	* *			
Other Observation, Extent : Light, Area Affected : 15%								
Location : At Parking Area								
Explanation : Cracking								

Electrical		Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Under 600 Volts									
Service Equipment									
Fused Disc Sw	100%			2032	\$1,600	5			
Other Observation, Extent : Light, Area Affected : 100%									
Location : Basement									
Explanation : One 200 Ampere Main Disconnect Switch									
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			

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

**Asset # : 14322**

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	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	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Throughout The Building								
	Explanation : T-8 Lamps								
	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	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Throughout The Building								
	Explanation : CCTV Surveillance Camera								
	Fire/Smoke Detection								
	No Component	90%							
	Generic, Digital	10%			2037	* *	1-3	\$300	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Throughout The Building								
	Explanation : Smoke Detector, Alarm Bell, Horn, Pull Box Station And Fire Alarm Panel								

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

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

*Estimates are rounded to the nearest hundred dollars.*

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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 Type	% 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	
				Corroded, Extent : Moderate, Area Affected : 5%					
				Location : Basement. Corroded Boiler Shell					
				Obsolete Equipment, Extent : Moderate, Area Affected : 100%					
				Location : Basement. Old But Still Working					
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Basement Boiler Room					
				Explanation : 1 Unit- Hart And Grousse - 120,000 Btu/hr					
	Distribution								
	Hot Wtr Piping/Pump	100%			2040	**	4	\$300	
	Terminal Devices								
	Convactor/Radiator	100%			2037	**	1	\$1,300	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Perimeter Walls					
				Explanation : Cast Iron Baseboard Radiators					
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		
				Other Observation, Extent : Light, Area Affected : 10%					
				Location : Side Of Building					
				Explanation : Kitchen Exhaust Is Ducted Out Of The Building And Up To An Exhaust Fan On Roof					
	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	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Basement Boiler Room					
				Explanation : 1 Unit A.O. Smith Capacity 40 Gallons					
	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**

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

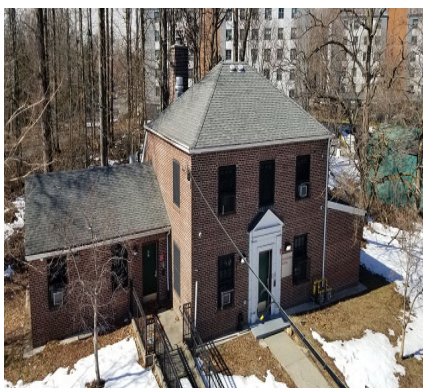
**Asset Name** : CHRISTOPHER STREET SCHOOL ADMINISTRATION BUILDING  
**Address** : 1870 SCHIEFFELIN PLACE  
**Borough** : BRONX **Agency's Number** : N/A  
**Program / Asset #** : HRA0049.030 / 15274 **Yr Built/Renovated** : 1955 /  
**Area Sq Ft** : 2,000 **Project Type** : CHILDREN'S SERVICES  
**Date 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
<b>Total</b>	<b>\$43,700</b>	<b>\$4,200</b>	<b>\$4,200</b>	<b>\$4,500</b>
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
<b>Total</b>	<b>\$43,700</b>	<b>\$4,200</b>	<b>\$4,200</b>	<b>\$4,500</b>



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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Exterior Walls								
	Masonry: Brick	98%			LIFE	**	5	\$19,500	
	Wood	2%	Now	\$6,900	2045	**	5	\$500	
	Dry Rot/Decay, Extent : Severe, Area Affected : 60%								
	Location : Door Surrounds								
	Windows								
	Aluminum	100%			2048	**	5	\$1,300	
	Roof								
	Asphalt Shingle	100%	Now	\$900	2041	**			
	Water Penetration, Extent : Severe, Area Affected : 5%								
	Location : Office Area Below								
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	**			
	Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
	Location : Entrance Walkway								

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	5%			2037	**	10	\$100	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : First Floor							
	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	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Hallways And Exit Doors							
		Explanation : Intrusion Alarm And Motion Sensor							
	Fire/Smoke Detection								
	No Component	70%							
	Generic, Digital	30%			2037	**	1-3	\$400	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Strobe Lights, Alarm Bell, Horns, Smoke Detectors, Pull Box And Fire Alarm Panel							

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

Heating

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Heating</b>								
	Energy Source							
	Natural Gas	100%		2042	**	1		
	Conversion Equipment							
	Hot Water Boiler	100%		2037	**	1	\$1,000	
	Distribution							
	Hot Wtr Piping/Pump	100%		2040	**	4	\$100	
	Terminal Devices							
	Convactor/Radiator	95%		2037	**	1	\$600	
	Fan Coil Unit/Heat	5%		2032	\$1,600	1		
<b>Air Conditioning</b>								
	Energy Source							
	Electricity	10%		2040	**	1		
	No Component	90%						
	Conversion Equipment							
	Window/Wall Unit	10%		2027	\$400	1		
	No Component	90%						
<b>Plumbing</b>								
	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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Estimates are rounded to the nearest hundred dollars.  
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.  
\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 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
<b>Total</b>	<b>\$111,300</b>	<b>\$88,400</b>
Importance Code A	\$111,300	
Importance Code B		\$88,400
<b>Total</b>	<b>\$111,300</b>	<b>\$88,400</b>

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
<b>Total</b>	<b>\$42,100</b>	<b>\$600</b>	<b>\$2,700</b>	<b>\$700</b>
Importance Code A	\$32,800	\$200	\$200	\$200
Importance Code B	\$3,900	\$400	\$2,500	\$500
Importance Code C	\$5,400			
<b>Total</b>	<b>\$42,100</b>	<b>\$600</b>	<b>\$2,700</b>	<b>\$700</b>



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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls	Masonry: Brick	98%	Now	\$111,300	LIFE	**	5	\$16,700	
		Corrosion/Rusting, Extent : Moderate, Area Affected : 5%							
		Location : Window Lintels							
		Diagonal Cracks, Extent : Moderate, Area Affected : 1%							
	Location : Facades								
	Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 25%								
	Location : Throughout, Chimney								
	Loose Units, Extent : Severe, Area Affected : 2%								
	Location : Chimney								
	Slate Panels	2%	Now	\$19,700	LIFE	**	5	\$300	
Broken/Missing Elements, Extent : Severe, Area Affected : 25%									
Location : Window Sills									
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%									
Location : Window Sills									
Windows									
Aluminum	70%	0-2	\$1,500	2048	**	5	\$800		
	Air Infiltration, Extent : Moderate, Area Affected : 5%								
Location : Throughout									
Metal/Detention Type	30%			2042	**	5	\$2,500		
Parapets									
Masonry: Brick	95%			LIFE	**	5-10	\$10,800		
	Other Observation, Extent : N/A, Area Affected : 50%								
	Location : Roof Parapet								
	Explanation : Interior Face Covered Over With Roofing Membrane								
Metal Panel	5%			2042	**	5	\$300		
Roof									
Modified Bitumen	100%	Now	\$2,200	2037	**				
	Drains Clogged, Extent : Severe, Area Affected : 50%								
	Location : East Roof Drain								
	Ponding, Extent : Severe, Area Affected : 30%								
	Location : East Roof Drain								
Interior									
Floors									
Cast in Place Concrete	5%	4+	\$100	LIFE	**	5	\$800		
	Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
	Location : Boiler Room								
Ceramic Tile	5%			2041	**	5	\$400		
	Vinyl Tile	90%		2037	**	3	\$2,600		
Interior Walls									
Concrete Masonry Unit	70%			LIFE	**	5	\$6,800		
	Plaster	30%		LIFE	**	5-10	\$3,100		
Ceilings									
Plaster	100%	0-2	\$2,200	LIFE	**	5	\$4,800		
	Cracking/Crumbling, Extent : Moderate, Area Affected : 1%								
	Location : Basement								

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

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

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

## Site Enclosure

## Retaining Walls

Cast in Place Concrete

100%

2052

\* \*

## Site Pavements

## On-Site Walkways

Asphalt

100%

2035

\* \*

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

## Under 600 Volts

## Service Equipment

Fused Disc Sw

100%

2042

\* \*

5

*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room Basement**Explanation : One 400 Ampere Main Disconnect Switch*

## 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

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

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**ADMIN. FOR CHILDREN'S SERVICES - 068**  
**CHRISTOPHER STREET SCHOOL 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 (Yrs)	Estimated Cost	Priority

**Alarm**

## Security System

No Component

80%

Generic

20%

2032

\$2,700

1

\$300

*Other Observation, Extent : Light, Area Affected : 100%**Location : Hallway And Exit Doors**Explanation : Intrusion Alarm And Motion Sensor*

## Fire/Smoke Detection

No Component

70%

Generic, Analog

30%

2037

\* \*

1-3

\$700

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%

2042

\* \*

1

## Conversion Equipment

Hot Water Boiler

100%

2037

\* \*

1

\$2,000

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : 1 Gas Fired Modular Hot Water Boiler*

## Distribution

Hot Wtr Piping/Pump

100%

2040

\* \*

4

\$300

## Terminal Devices

Convactor/Radiator

100%

2037

\* \*

1

\$1,300

**Air Conditioning**

## Energy Source

Electricity

100%

2040

\* \*

1

## Conversion Equipment

Split Unit

100%

2032

\$88,400

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement, 1st And 2nd Floor**Explanation : 3 Condensers On The Roof. 3 Air Handling Units In Each Floor. Refrigerant Piping Missing Insulation Roof.*

## Distribution

Ductwork/Diffusers

100%

LIFE

\* \*

2

\$6,500

**Ventilation**

## Exhaust Fans

Wall Unit

10%

2032

\$100

2

*Other Observation, Extent : Light, Area Affected : 10%**Location : 1st Floor Kitchen And 2nd Floor Bathroom**Explanation : Exhaust Fan Located Only In 1st Floor Kitchen And 2nd Floor Bathroom*

No Component

90%

**Plumbing**

## H/C Water Piping

Brass/Copper

100%

2042

\* \*

1

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

*Estimates are rounded to the nearest hundred dollars.*

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

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

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
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							
	Generic	100%						
Fire Suppression								
	Sprinkler							
	No Component	90%						
	Generic	10%		2042	* *	1-2	\$100	
		<i>No Backflow Preventer, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Basement</i>						

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

Print Date : 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	
<b>Total</b>	<b>\$1,213,100</b>	<b>\$223,000</b>
Importance Code A	\$943,400	\$140,200
Importance Code B	\$60,400	\$82,800
Importance Code C	\$209,300	
<b>Total</b>	<b>\$1,213,100</b>	<b>\$223,000</b>

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
<b>Total</b>	<b>\$335,800</b>	<b>\$10,200</b>	<b>\$29,800</b>	<b>\$14,600</b>
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
<b>Total</b>	<b>\$335,800</b>	<b>\$10,200</b>	<b>\$29,800</b>	<b>\$14,600</b>



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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast in Place Concrete	3%			LIFE	* *	5	\$23,300	
	Masonry: Brick	92%	Now	\$47,700	LIFE	* *	5	\$71,500	
	<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>								
	<i>Location : Boiler Room Chimney, Living Skills Room, Above Living Skills Roof</i>								
	<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%</i>								
	<i>Location : Boiler Room Chimney</i>								
	Masonry: Limestone	2%			LIFE	* *	5	\$2,300	
	Stucco Cement	3%			2045	* *	5	\$5,800	
Windows									
	Aluminum	100%			2048	* *	5	\$1,600	
Parapets									
	Masonry: Brick	95%	0-2	\$26,800	LIFE	* *	5	\$8,400	
	<i>Diagonal Cracks, Extent : Moderate, Area Affected : 50%</i>								
	<i>Location : Inside Face Of Upper Parapet Wall</i>								
	<i>Painted Surfaces, Extent : Moderate, Area Affected : 50%</i>								
	<i>Location : Inside Face Of Parapet Wall</i>								
	<i>Spalling, Extent : Moderate, Area Affected : 5%</i>								
	<i>Location : Throughout</i>								
	Pre-Cast Concrete	5%			LIFE	* *	5	\$5,600	
Roof									
	Modified Bitumen	52%	Now	\$622,300	2042	* *			1
	<i>Blisters, Extent : Severe, Area Affected : 10%</i>								
	<i>Location : Throughout Main Roof Area</i>								
	<i>Ponding, Extent : Severe, Area Affected : 20%</i>								
	<i>Location : Throughout Main Roof</i>								
	<i>Water Penetration, Extent : Severe, Area Affected : 50%</i>								
	<i>Location : Rooms On The 2nd Floor And Kitchen Area</i>								
	Single Ply Membrane	20%			2037	* *	10	\$16,000	
	Single Ply Membrane	23%	Now	\$321,100	2042	* *			1
	<i>Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 25%</i>								
	<i>Location : Living Skills Roof</i>								
	Skylight, Metal/Glass	5%			2052	* *	10	\$13,300	
Soffits									
	Cast in Place Concrete	100%			LIFE	* *	5	\$1,800	

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 MAIN BUILDING**  
**Asset # : 1947**

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior									
Floors									
Cast in Place Concrete	5%	4+	\$1,600	LIFE	**	5	\$6,100		
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%									
Location : Boiler Room									
Ceramic Tile	5%			2041	**	5	\$2,800		
Quarry Tile	15%	0-2	\$26,600	2045	**	5	\$6,300		
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%									
Location : Basement									
Sheet Vinyl/Rubber	40%	2-4	\$14,700	2037	**	5	\$16,800		
Worn/Eroded, Extent : Moderate, Area Affected : 1%									
Location : Basement									
Slate	5%			LIFE	**	5	\$5,900		
Vinyl Tile	30%	Now	\$15,800	2037	**	3	\$6,300		
Adhesion Failure, Extent : Severe, Area Affected : 10%									
Location : Throughout									
Worn/Eroded, Extent : Moderate, Area Affected : 15%									
Location : Throughout, Security Office 110									
Interior Walls									
Ceramic Tile	5%			2041	**	5	\$2,400		
Concrete Masonry Unit	5%	Now	\$6,000	LIFE	**	5	\$1,000		
Diagonal Cracks, Extent : Moderate, Area Affected : 20%									
Location : Water Main Room									
Horizontal Cracks, Extent : Moderate, Area Affected : 20%									
Location : Water Main Room									
Fiberglass Panel	35%			LIFE	**	10	\$4,200		
Gypsum Board	40%	Now	\$4,500	LIFE	**	5	\$11,700		
Water Penetration, Extent : Moderate, Area Affected : 2%									
Location : Living Skills Room, Mold, Room On 2nd Floor, 2nd Floor Hallway									
Metal Panel	10%			LIFE	**	10	\$2,200		
Plaster	5%	Now	\$1,100	LIFE	**	5	\$700		
Cracking/Crumbling, Extent : Severe, Area Affected : 2%									
Location : Stairwells Top Floor									

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**  
**CHRISTOPHER STREET SCHOOL MAIN BUILDING**  
**Asset # : 1947**

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Ceilings									
	AcousTileSusp.Lay-In	12%	Now	\$4,000	2045	**	5	\$2,200	
		Water Penetration, Extent : Severe, Area Affected : 5%							
		Location : Living Skills Room, Room 212, 216, 2nd Floor Hallway							
	Exposed Struc: Concrete	5%	Now	\$3,300	LIFE	**	5	\$300	
		Cracking/Crumbling, Extent : Severe, Area Affected : 5%							
		Location : Water Meter Room							
		Diagonal Cracks, Extent : Severe, Area Affected : 5%							
		Location : Water Meter Room							
	Exposed Struc: Steel	3%			LIFE	**	10	\$2,200	
	Gypsum Board	40%	Now	\$8,300	LIFE	**	5	\$18,600	
		Water Penetration, Extent : Severe, Area Affected : 5%							
		Location : Living Skills Room							
	Metal Panel	10%			LIFE	**	5	\$9,300	
	Plaster	30%			LIFE	**	5-10	\$19,200	
Site Enclosure									
Fence/Gates									
	Chain Link	5%			2052	**			
	Iron Picket	95%	2-4	\$27,300	2067	**			
		Corrosion/Rusting, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
		Deteriorated Finish, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
Free Standing Walls									
	Masonry: Brick	100%	Now	\$4,900	2042	**			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 15%							
		Location : Along Driveway							
Retaining Walls									
	Cast in Place Concrete	40%	Now	\$1,700	2052	**			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
		Location : South Wall							
	Masonry: Brick	50%	Now	\$60,400	2042	**			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
		Location : Along Driveway							
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%							
		Location : Along Driveway							
		Loose Units, Extent : Moderate, Area Affected : 20%							
		Location : Along Driveway							
	Masonry: Fieldstone	10%			2042	**			
Site Pavements									

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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	5%	Now	\$100	2052	* *			
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
	Location : West Facade, Exterior Steps							
Masonry: Granite	5%	Now	\$15,400	LIFE	* *			
	Broken/Missing Elements, Extent : Severe, Area Affected : 10%							
	Location : Front Entry Steps							
	Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 10%							
	Location : Front Entrance Steps							
	Misaligned/Bulging, Extent : Moderate, Area Affected : 2%							
	Location : Front Entry Steps							
Panel/Paver: Bluestone	90%	Now	\$209,300	LIFE	* *	5	\$5,100	
	Spalling, Extent : Severe, Area Affected : 25%							
	Location : Throughout Walkways							
Parking/Driveway								
Asphalt	100%	Now	\$43,300	2035	* *			
	Cracking/Crumbling, Extent : Light, Area Affected : 25%							
	Location : Throughout							
Activity Yard								
Asphalt	100%			2041	* *			

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

## Stand-by Power

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2037	* *	1	\$11,500	
	Generators								
	Diesel	100%			2035	* *	1	\$14,500	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Outside The Building								
	Explanation : One 100 Kilowatts								
	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	
	T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
	Location : Throughout The Building								
	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	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Inside And Outside								
	Explanation : CCTV Surveillance Cameras								
	Generic	10%			2032	\$12,500	1	\$1,400	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Hallway And Exit Doors								
	Explanation : Intrusion Alarm And Motion Sensor								
	Fire/Smoke Detection								
	No Component	70%							
	Generic, Digital	30%			2037	* *	1-3	\$6,900	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Throughout The Building								
	Explanation : Strobe Lights, Bell, Horn, Smoke Detector, Pull Box, And Fire Alarm Panel								

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Electricity	20%			2052	**	1		
	Natural Gas	80%			2052	**	1		
Conversion Equipment									
	Furnace	2%	Now	\$100	2037	**	1	\$300	
				Malfunctioning, Extent : Moderate, Area Affected : 100%					
				Location : 1st Floor					
				Other Observation, Extent : Light, Area Affected : 2%					
				Location : Lower Roof					
				Explanation : 1 Unit Serving Basic Living Skill Center.					
	Radiant Heater	10%			2032	\$68,700	2	\$1,700	
				Other Observation, Extent : Light, Area Affected : 5%					
				Location : Stairways					
				Explanation : 11 Electric Radiants					
	No Component	88%							
Distribution									
	Ductwork/Diffusers	2%	Now	\$1,200	LIFE	**	2-5	\$400	
				Damaged, Extent : Moderate, Area Affected : 100%					
				Location : 1st Floor. Defective Air Flow Damper					
	Hot Wtr Piping/Pump	10%	Now	\$400	2048	**	4	\$200	
				Malfunctioning, Extent : Moderate, Area Affected : 50%					
				Location : Boiler Room. Malfunctioning Circulating, Booster Pump					
	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	
				R-22 Refrigerant, Extent : Light, Area Affected : 100%					
				Location : Roof					
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Roof					
				Explanation : 8 Rooftop Package Units					
	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	
				Insul. Deteriorating, Extent : Light, Area Affected : 100%					
				Location : Upper Roof					

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

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

**Asset # : 1947**

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$33,100	
	Exhaust Fans								
	Roof	98%			2037	**	2	\$1,100	
	Roof	2%	Now		2042	**	2		
	Unit Inoperable, Extent : Light, Area Affected : 100%								
	Location : Upper Roof								
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2052	**	1		
	Water Heater								
	Gas Fired	100%			2030	\$23,700	2	\$500	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement								
	Explanation : 3 Units								
	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	

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

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

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

Print Date : 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
<b>Total</b>	<b>\$58,900</b>	<b>\$88,400</b>
Importance Code A	\$58,900	
Importance Code B		\$88,400
<b>Total</b>	<b>\$58,900</b>	<b>\$88,400</b>

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
<b>Total</b>	<b>\$52,300</b>	<b>\$600</b>	<b>\$2,900</b>	<b>\$500</b>
Importance Code A	\$31,000	\$200	\$200	\$200
Importance Code B	\$17,500	\$400	\$2,500	\$300
Importance Code C	\$3,800		\$200	
<b>Total</b>	<b>\$52,300</b>	<b>\$600</b>	<b>\$2,900</b>	<b>\$500</b>



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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 OMEGA COTTAGE**  
**Asset # : 30**

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Exterior Walls								
	Masonry: Brick	98%	Now	\$58,900	LIFE	* *	5	\$8,800	
		Corrosion/Rusting, Extent : Moderate, Area Affected : 10%							
		Location : Window Lintels							
		Diagonal Cracks, Extent : Severe, Area Affected : 10%							
		Location : Throughout							
		Horizontal Cracks, Extent : Severe, Area Affected : 10%							
		Location : Window Lintels, North Facade Fire Escape							
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
		Misaligned/Bulging, Extent : Severe, Area Affected : 5%							
		Location : North Facade At Parapet Wall							
		Vegetation Growth, Extent : Moderate, Area Affected : 15%							
		Location : Facade							
	Slate Panels	2%	Now	\$10,400	LIFE	* *	5	\$100	
		Broken/Missing Elements, Extent : Severe, Area Affected : 50%							
		Location : Window Sills							
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%							
		Location : Window Sills							
		Spalling, Extent : Moderate, Area Affected : 25%							
		Location : Window Sills							
Windows									
	Aluminum	70%	0-2	\$4,200	2048	* *	5	\$500	
		Vandalism, Extent : Severe, Area Affected : 5%							
		Location : Fire Escape, Damaged Window Frames							
		Other Observation, Extent : Moderate, Area Affected : 2%							
		Location : North Facade							
		Explanation : Boarded Lower Half Of Window							
	Metal/Detention Type	30%			2042	* *	5	\$1,400	
Parapets									
	Masonry: Brick	95%			LIFE	* *	5-10	\$6,200	
		Vegetation Growth, Extent : Light, Area Affected : 20%							
		Location : South							
	Metal Panel	5%			2052	* *	5	\$200	
Roof									
	Modified Bitumen	100%	Now	\$10,900	2037	* *			1
		Ponding, Extent : Severe, Area Affected : 20%							
		Location : East							
		Water Penetration, Extent : Severe, Area Affected : 5%							
		Location : Boundries Room Below							

Interior

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

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Interior</b>								
<b>Floors</b>								
Cast in Place Concrete	5%	2-4	\$200	LIFE	**	5	\$700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Boiler Room</i>								
Ceramic Tile	5%			2035	**	5	\$300	
Vinyl Tile	90%			2037	**	3	\$2,300	
<b>Interior Walls</b>								
Ceramic Tile	5%			2035	**	5	\$400	
Concrete Masonry Unit	80%			LIFE	**	5	\$5,700	
Gypsum Board	5%			LIFE	**	5-10	\$800	
Plaster	10%			LIFE	**	5-10	\$800	
<b>Ceilings</b>								
Plaster	70%	Now	\$13,500	LIFE	**	5	\$2,900	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 15%</i>								
<i>Location : First Floor And Basement Classroom</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 15%</i>								
<i>Location : First Floor And Basement Classroom, 2nd Floor Boundries Room</i>								
Plaster	30%			LIFE	**	5-10	\$3,400	
<b>Site Enclosure</b>								
<b>Retaining Walls</b>								
Cast in Place Concrete	100%			2052	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : West</i>								
<b>Site Pavements</b>								
<b>On-Site Walkways</b>								
Asphalt	100%			2035	**			

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

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

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

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

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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 Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Terminal Devices								
	Convactor/Radiator	100%			2037	**	1	\$1,300	
Air Conditioning									
	Energy Source								
	Electricity	100%			2040	**	1		
	Conversion Equipment								
	Split Unit	100%			2032	\$88,400			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement, 1st, 2nd Floor And Roof							
		Explanation : 3 Condensers On The Roof. 3 Air Handling Units On Each Floor. Refrigerant Piping Missing Insulation On Roof.							
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2	\$6,500	
Ventilation									
	Exhaust Fans								
	Wall Unit	10%			2032	\$100	2		
		Other Observation, Extent : Light, Area Affected : 10%							
		Location : 1st Floor Kitchen And 2nd Floor Bathroom							
		Explanation : Exhaust Fan In 1st Floor Kitchen And 2nd Floor Bathroom.							
	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	
		No Backflow Preventer, Extent : Light, Area Affected : 100%							
		Location : Basement							

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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	
<b>Total</b>	<b>\$2,873,700</b>	<b>\$6,325,700</b>
Importance Code A	\$2,204,700	\$478,700
Importance Code B	\$199,000	\$5,847,000
Importance Code C	\$470,000	
<b>Total</b>	<b>\$2,873,700</b>	<b>\$6,325,700</b>

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
<b>Total</b>	<b>\$523,300</b>	<b>\$44,500</b>	<b>\$67,300</b>	<b>\$59,400</b>
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			
<b>Total</b>	<b>\$523,300</b>	<b>\$44,500</b>	<b>\$67,300</b>	<b>\$59,400</b>



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

**Asset # : 4382**

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast Stone/Terra Cotta	10%	0-2	\$36,400	LIFE	* *	5	\$91,000	
				Cracking/Crumbling, Extent : Light, Area Affected : 10%					
				Location : Throughout					
				Staining/Discoloring, Extent : Moderate, Area Affected : 15%					
				Location : Throughout					
	Masonry: Brick	80%	Now	\$155,300	LIFE	* *	5	\$93,200	
				Horizontal Cracks, Extent : Moderate, Area Affected : 5%					
				Location : Throughout					
				Vertical Cracks, Extent : Severe, Area Affected : 5%					
				Location : Throughout					
				Water Penetration, Extent : Moderate, Area Affected : 10%					
				Location : Gymnasium Clerestory					
	Metal Panel	5%	Now	\$2,300	2052	* *	5	\$10,900	
				Deformed/Dented, Extent : Light, Area Affected : 10%					
				Location : Throughout					
	Metal: Cage/Fence	5%	Now	\$32,800	2045	* *	5	\$12,700	
				Corrosion/Rusting, Extent : Light, Area Affected : 10%					
				Location : Throughout					
				Deformed/Dented, Extent : Light, Area Affected : 20%					
				Location : Throughout					
Windows									
	Metal/Detention Type	100%	Now	\$1,519,000	2042	* *	5	\$31,500	
				Deteriorated Finish, Extent : Moderate, Area Affected : 60%					
				Location : Throughout					
Parapets									
	Cast Stone/Terra Cotta	75%			LIFE	* *	5-10	\$310,800	
	Metal Rail	15%	4+	\$6,500	2037	* *	5	\$15,500	
				Corrosion/Rusting, Extent : Light, Area Affected : 10%					
				Location : Throughout					
	Pre-Cast Concrete	10%	0-2	\$5,800	LIFE	* *	5	\$9,200	
				Water Penetration, Extent : Moderate, Area Affected : 10%					
				Location : Gymnasium					

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

**Asset # : 4382**

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Roof									
	Metal Panel	30%	Now	\$99,900	2045	**			
		Water Penetration, Extent : Moderate, Area Affected : 20%							
		Location : Gymnasium							
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Gymnasium							
		Explanation : Standing Seam Metal Roof							
	Metal Panel	5%			2045	**	10	\$12,200	
		Corrosion/Rusting, Extent : Light, Area Affected : 10%							
		Location : Throughout							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Above Balconies							
		Explanation : Metal Cage Roof							
	Single Ply Membrane	17%	2-4	\$39,700	2037	**			
		Ponding, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	Single Ply Membrane	43%			2037	**	10	\$57,400	
	Skylight, Plastic	5%	4+	\$204,300	2037	**	1		
		Glazing Clouded, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
Soffits									
	Alum/Vinyl Siding	40%			2052	**	10	\$100	
	Cast in Place Concrete	60%	4+	\$1,700	LIFE	**	5	\$2,700	
		Paint Peeling, Extent : Light, Area Affected : 15%							
		Location : Child Admissions							
Interior									
Floors									
	Cast in Place Concrete	10%	0-2	\$9,300	LIFE	**	5	\$35,400	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
		Location : Basement							
	Ceramic Tile	20%	0-2	\$69,300	2041	**	5	\$16,200	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
	Quarry Tile	5%	0-2	\$25,700	2037	**	5	\$6,100	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Lobby And Kitchen							
	Sheet Vinyl/Rubber	10%	2-4	\$26,500	2032	\$530,900	5	\$12,100	
		Worn/Eroded, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	Traffic Topping	10%			2032	\$221,900	5	\$20,200	
	Vinyl Tile	5%	Now	\$30,400	2032	\$76,100	3	\$3,000	
		Broken/Missing Elements, Extent : Light, Area Affected : 5%							
		Location : Basement							
		Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
		Location : Basemnet, Corridors, And Kitchen Loading Dock							
	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 Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Interior Walls									
	Cast in Place Concrete	5%			LIFE	**	10	\$16,200	
	Ceramic Tile	5%	Now	\$39,600	2041	**	5	\$3,200	
	Cracking/Crumbling, Extent : Light, Area Affected : 30%								
	Location : Throughout								
	Concrete Masonry Unit	40%	0-2	\$127,500	LIFE	**	5	\$20,800	
	Cracking/Crumbling, Extent : Light, Area Affected : 20%								
	Location : Throughout								
	Glass: Single Pane	5%	4+	\$43,100	LIFE	**	5	\$4,900	
	Glazing Broken/Cracked, Extent : Light, Area Affected : 20%								
	Location : Throughout								
	Gypsum Board	40%	Now	\$11,900	LIFE	**	5	\$31,200	
	Punct/Tear/Impact Damage, Extent : Light, Area Affected : 2%								
	Location : Child Admissions								
	Plaster	5%	Now	\$5,800	LIFE	**	5	\$1,900	
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Throughout Bathrooms								
	Explanation : Epoxy Finish								
Ceilings									
	AcousTileConcealSpLn	5%	4+	\$7,200	2045	**	5	\$5,100	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%								
	Location : Throughout								
	Exposed Struc: Concrete	10%			LIFE	**	5-10	\$20,200	
	Exposed Struc: Steel	10%	Now	\$75,400	LIFE	**			
	Water Penetration, Extent : Light, Area Affected : 20%								
	Location : Gymnasium								
	Gypsum Board	60%	0-2	\$54,300	LIFE	**	5	\$121,400	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
	Location : Throughout								
	Water Penetration, Extent : Moderate, Area Affected : 10%								
	Location : 1st Floor Sprinkler Holes								
	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	**			
	Corrosion/Rusting, Extent : Light, Area Affected : 5%								
	Location : Metal Panel Gates								

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

**Asset # : 4382**

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure								
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		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	100%			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 Type	% 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	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Generator Room								
	Explanation : Emergency Generator Rated At 1250 Kilowatts								
	Batteries								
	Nickel Cadmium	100%			2025	\$1,700	5	\$27,900	
	Fuel Storage								
	Main Tank	100%			2047	**	5	\$3,700	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Generator Room								
	Explanation : 275 Gallons Rated Capacity								
Lighting									
	Interior Lighting								
	Fluorescent	50%			2032	\$1,135,400	10	\$57,300	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Hallways, Lobby, Inmates Rooms								
	Explanation : Compact Fluorescent Lights								
	Fluorescent	10%			2032	\$227,100	10	\$11,500	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Offices								
	Explanation : T-5 Lamps								
	Fluorescent	40%			2032	\$908,300	10	\$45,900	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Basement								
	Explanation : T-8 Lamps								
	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**

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

**Alarm**

Security System

No Component

Generic

10%

90%

2040

\* \*

1

\$42,000

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

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

*Explanation : CCTV Surveillance Cameras*

Fire/Smoke Detection

Generic, Analog

100%

2032

\$1,430,600

1-3

\$79,400

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

*Location : Throughout The Building*

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

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

**Heating**

Energy Source

Natural Gas

80%

2052

\* \*

1

Interruptible Gas/Dual

20%

2052

\* \*

1

Fuel

Conversion Equipment

Furnace

50%

2032

\$152,300

1

\$30,900

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

*Location : Roof*

*Explanation : 12 Rooftop Package Units*

Furnace

30%

2040

\* \*

1

\$18,500

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

*Location : Roof*

*Explanation : 5 Rooftop Package Units*

Hot Water Boiler

20%

2037

\* \*

1

\$12,400

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

*Location : Basement*

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

Distribution

Hot Wtr Piping/Pump

20%

2040

\* \*

4

\$1,800

No Component

80%

Terminal Devices

Convactor/Radiator

15%

2037

\* \*

1

\$6,100

Unit Heater - Steam

5%

2032

\$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 Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Conversion Equipment								
	Ext Pkg Unit - Heating/Cooling	15%	0-2	\$12,100	2032	\$243,000	2	\$900	
		Other Observation, Extent : Moderate, Area Affected : 50%							
		Location : Roof							
		Explanation : R-22 Refrigerant. Inefficient And Defective Units.							
	Ext Pkg Unit - Heating/Cooling	65%			2040	**	2	\$5,000	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Roof							
		Explanation : R-410a							
	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	
		Not in Service, Extent : Severe, Area Affected : 20%							
		Location : Roof							
		Other Observation, Extent : Severe, Area Affected : 70%							
		Location : Roof							
		Explanation : Urgent Exhaust Fans Repair Is Required Since Building Is Enclosed, Air Ventilation Relies On Exhaust Fans.							
	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	**			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : 1 Freight Unit From Basement To 3rd Floor, 1 Passenger Unit From 1st To 3rd Floor							
		Explanation : Two Units							

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

**Asset # : 4382**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
Fire Suppression	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
<b>Total</b>	<b>\$766,800</b>	<b>\$4,447,000</b>
Importance Code A	\$655,700	\$407,200
Importance Code B	\$111,000	\$4,039,800
<b>Total</b>	<b>\$766,800</b>	<b>\$4,447,000</b>

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
<b>Total</b>	<b>\$104,400</b>	<b>\$128,800</b>	<b>\$44,000</b>	<b>\$99,900</b>
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		
<b>Total</b>	<b>\$104,400</b>	<b>\$128,800</b>	<b>\$44,000</b>	<b>\$99,900</b>



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

Architecture		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Exterior									
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		
Other Observation, Extent : Light, Area Affected : 100%									
Location : Perimeter Balconies									
Explanation : Perforated Panels									
Metal: Cage/Fence	1%			2036	**	5	\$4,100		
Other Observation, Extent : Light, Area Affected : 100%									
Location : South Facade									
Explanation : Enclosed Sally Port									
Pre-Cast Concrete	20%	0-2	\$34,400	LIFE	**	5	\$61,300		
Staining/Discoloring, Extent : Moderate, Area Affected : 10%									
Location : Throughout									
Window Wall	5%			2051	**	5	\$17,700		
Windows									
Metal/Detention Type	98%	0-2	\$575,800	2051	**	5	\$23,900		
Other Observation, Extent : Light, Area Affected : 50%									
Location : Plexi Replaced On First Floor Only									
Explanation : Steel Frames With High Strength Plexiglass Glazing									
Metal Louvers	2%			2034	**	10	\$1,700		
Parapets									
Masonry: Brick	10%	Now	\$5,200	LIFE	**	5	\$1,600		
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%									
Location : Staff Terrace									
Water Penetration, Extent : Severe, Area Affected : 10%									
Location : At Staff Terrace Into Hall Below									
Metal: Cage/Fence	10%	4+	\$1,800	2044	**	5	\$5,300		
Corrosion/Rusting, Extent : Light, Area Affected : 15%									
Location : Pitch Pockets									
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 Type	% 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		
		Recent Repair Evident, Extent : N/A, Area Affected : 100%							
		Location : Roof							
	Metal Panel	10%			2036	**	10	\$24,600	
		Corrosion/Rusting, Extent : Light, Area Affected : 5%							
		Location : Throughout							
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Above Balconies							
		Explanation : Perforated Metal Screens							
	Modified Bitumen	60%			2039	**	10	\$80,600	
		Recent Installation, Extent : N/A, Area Affected : 100%							
		Location : Main Roof							
	Skylight, Plastic	5%			2048	**	1		
		Recent Replace Evident, Extent : N/A, Area Affected : 100%							
		Location : Roof							
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	
		Recent Replace Evident, Extent : N/A, Area Affected : 100%							
		Location : Bathrooms, Toilets							
	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 Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Site Enclosure

Retaining Walls

Cast in Place Concrete	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		**			
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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 Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	

Under 600 Volts

Service Equipment

Air Circuit Breaker	100%			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	
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Raceway

Conduit	100%			2041		**	1		
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Panelboards

Fused Disc Sw	10%			2039		**	5	\$200	
Molded Case Bkrs	90%			2039		**	5	\$2,400	

Wiring

Thermoplastic	100%			2041		**	1		
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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	
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Stand-by Power

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2036	* *	1	\$30,800	
Generators									
	Diesel	100%			2034	* *	1	\$38,800	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Outside							
		Explanation : One 1,200 Kilowatts							
Batteries									
	Lead/Acid	100%			2024	\$1,700	5	\$3,700	
Fuel Storage									
	Day Tank	50%			2039	* *	5	\$9,300	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Generator Room							
		Explanation : One 275 Gallons							
	Main Tank	50%			2046	* *	5	\$1,500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Underground							
		Explanation : One 8,000 Gallons							
Lighting									
	Interior Lighting								
	Fluorescent	10%			2031	\$182,000	10	\$9,200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Hallways							
		Explanation : T-5 Lamps							
	Fluorescent	70%			2031	\$1,274,200	10	\$64,300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-8 Lamps							
	Fluorescent	20%			2031	\$364,100	10	\$18,400	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Hallways And Dorms							
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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\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

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

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

## Alarm

## Security System

No Component

70%

Generic

20%

2031

\$67,000

1

\$7,500

*Other Observation, Extent : Light, Area Affected : 100%**Location : Hallways, Dorms Lobby Outside**Explanation : CCTV Surveillance Camera*

Generic

10%

2031

\$33,500

1

\$3,700

*Other Observation, Extent : Light, Area Affected : 100%**Location : Exit Doors**Explanation : Intrusion Alarm*

## Fire/Smoke Detection

No Component

70%

Generic, Digital

30%

2031

\$344,000

1-3

\$18,500

*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout The Building**Explanation : Strobe Lights, Alarm Bells, Manual Pull Stations, Horns, Strobe Lights And Fire Alarm Panel*

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

## Heating

## Energy Source

Natural Gas

50%

2051

\* \*

1

Interruptible Gas/Dual

50%

2041

\* \*

1

Fuel

*Other Observation, Extent : Light, Area Affected : 100%**Location : Buried In Court Yard**Explanation : One 8,000 Gallon Oil Tank. No. 2 Fuel*

## Conversion Equipment

Furnace

50%

2031

\$122,100

1

\$24,800

Hot Water Boiler

40%

2036

\* \*

1

\$19,800

*Other Observation, Extent : Light, Area Affected : 100%**Location : Boiler Room**Explanation : 2 Units*

Hot Water Boiler

10%

0-2

\$79,900

2051

\* \*

1

\$4,500

*Malfunctioning, Extent : Moderate, Area Affected : 100%**Location : Basement Boiler Room, Boiler Burner Control Panels Will Not Switch Fuel Source Automatically*

## Distribution

Hot Wtr Piping/Pump

100%

2047

\* \*

4

\$7,400

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

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Terminal Devices								
	Air Handler	40%			2031	\$583,300	1	\$24,800	
	Convactor/Radiator	20%	0-2	\$111,000	2051	**	1	\$5,800	
		Malfunctioning, Extent : Severe, Area Affected : 100%							
		Location : Throughout, Defective Building Automation System, Defective Room Thermostats, Defective Climate Control Compressor And Air Dryers							
	Convactor/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	
		R-22 Refrigerant, Extent : Light, Area Affected : 1%							
		Location : Air Conditioning Units							
	Ext Pkg Unit - Heating/Cooling	50%			2039	**	2	\$3,100	
		Recent Installation, Extent : N/A, Area Affected : 50%							
		Location : Roof							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$55,900	
	Exhaust Fans								
	Roof	50%			2039	**	2	\$1,500	
		Recent Installation, Extent : N/A, Area Affected : 50%							
		Location : Roof							
	Roof	50%			2031	\$86,100	2	\$1,500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Roof							
		Explanation : This Component Is Already Accounted For Under The Cooling Section Of This Report							
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	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Boiler Room							
		Explanation : Two Gas Fired Hot Water Heaters							
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
		Other Observation, Extent : Moderate, Area Affected : 5%							
		Location : Basement Level							
		Explanation : Newly Installed Macerator							
	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 Type	% 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	
Other Observation, Extent : Light, Area Affected : 100%								
Location : First Floor								
Explanation : Backflow Preventer Located On The First Floor								
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 50%								
Location : Basement To 2nd Floor								
Explanation : There Are 2 Hydraulic Elevators								
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	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Kitchen								
Explanation : Chemical Fire Suppression System In Kitchen								

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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
<b>Total</b>	<b>\$652,700</b>	<b>\$1,454,600</b>
Importance Code A	\$84,500	\$156,500
Importance Code B	\$568,200	\$1,050,100
Importance Code C		\$248,000
<b>Total</b>	<b>\$652,700</b>	<b>\$1,454,600</b>

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
<b>Total</b>	<b>\$287,700</b>	<b>\$119,200</b>	<b>\$155,500</b>	<b>\$176,700</b>
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			
<b>Total</b>	<b>\$287,700</b>	<b>\$119,200</b>	<b>\$155,500</b>	<b>\$176,700</b>



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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 Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast Stone/Terra Cotta	5%			LIFE	**	5	\$43,700	
	Masonry: Brick	65%	Now	\$48,400	LIFE	**	5	\$72,700	
		Staining/Discoloring, Extent : Light, Area Affected : 5%							
		Location : On Penthouse							
		Water Penetration, Extent : Moderate, Area Affected : 5%							
		Location : 2nd Floor Courtyard Into Second Floor Children Area							
	Masonry: Granite	5%	0-2	\$14,600	LIFE	**	5	\$4,200	
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%							
		Location : 1st Floor Various Locations							
	Masonry: Limestone	10%			LIFE	**	5	\$8,400	
		Staining/Discoloring, Extent : Light, Area Affected : 25%							
		Location : Various Locations							
	Metal Panel	15%			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	**			
		Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10%							
		Location : Section Over 6th Floor At Southeast Corner							
	Metal Panel	50%	Now	\$6,800	2043	**			
		Broken/Missing Elements, Extent : Moderate, Area Affected : 2%							
		Location : Penthouse Roof							
		Water Penetration, Extent : Moderate, Area Affected : 2%							
		Location : Over Generator At Flue Penetration							
	Modified Bitumen	40%	Now	\$32,700	2035	**			
		Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Water Penetration, Extent : Moderate, Area Affected : 5%							
		Location : Over 6th Floor							
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 Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Carpet	15%			2029	\$395,000	3	\$56,000	
	Worn/Eroded, Extent : Light, Area Affected : 5%							
	Location : Auditorium							
Cast in Place Concrete	5%	2-4	\$10,700	LIFE	**	5	\$20,400	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Ceramic Tile	5%	0-2	\$10,000	2039	**	5	\$4,700	
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 45%							
	Location : Bathrooms And Toilets							
Cork Tile	6%	Now	\$184,900	2060	**	5	\$4,900	
	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							
Granite Panels	4%	2-4	\$7,000	LIFE	**	5	\$5,600	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Sheet Vinyl/Rubber	4%			2035	**	5	\$11,200	
Vinyl Tile	61%	Now	\$214,000	2035	**	3	\$42,700	
	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							
Interior Walls								
Concrete Masonry Unit	5%	0-2	\$23,400	LIFE	**	5	\$7,600	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%							
	Location : Throughout Basement Mechanical Rooms							
Glass: Single Pane	5%			LIFE	**	5	\$14,300	
Gypsum Board	75%	0-2	\$26,200	LIFE	**	5	\$171,700	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 5%							
	Location : Corners In Basement Corridors							
	Other Observation, Extent : Moderate, Area Affected : 5%							
	Location : Corners In Basement Corridors							
	Explanation : Impact Damage, Missing Corner Guards							
Masonry: Brick	10%			LIFE	**			
Wood	5%			LIFE	**	5	\$76,300	

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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 Type	% 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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
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 Type	% 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	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Basement And 6th Floor									
Explanation : The Transformers System Include: Four 45 Kilovoltamperes Step-up Transformers For Elevators.									
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	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Basement									
Explanation : The Ground Connection Is Located In The Steam Room.									
Stand-by Power									
Transfer Switches									
	Automatic	100%			2043	* *	1	\$38,800	
Generators									
	Diesel	100%			2039	* *	1	\$48,800	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Penthouse									
Explanation : The Diesel Generator Is Rated 400 Kilovoltamperes. It Is In Good Condition.									
Batteries									
	Lead/Acid	80%			2024	\$1,300	5	\$3,700	
Other Observation, Extent : Light, Area Affected : 100%									
Location : 6th Floor									
Explanation : Penthouse									
	Lead/Acid	20%			2024	\$300	5	\$900	
Other Observation, Extent : Light, Area Affected : 100%									
Location : 6th Floor									
Explanation : Load Banks Are Used For Generator Testing.									

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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 (Yrs)	Estimated Cost	Priority
Stand-by Power									
	Fuel Storage								
	Day Tank	30%			2046	**	5	\$7,000	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Penthouse							
		Explanation : The Day Tank Is Rated 200 Gallons.							
	Main Tank	70%			2058	**	5	\$2,600	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : The Main Tank Is Rated 2,000 Gallons.							
Lighting									
	Interior Lighting								
	Fluorescent	98%			2035	**	10	\$113,300	
		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.							
	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	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Exterior							
		Explanation : The Exterior Lights Are Controlled With Photocell.							
Lightning Protection									
	Arresters/Cabling								
	Generic	100%			2058	**	5	\$3,700	
Alarm									
	Security System								
	No Component	25%							
	Generic	75%			2035	**	1	\$35,300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Explanation : The Security System Includes Cameras And Card Access Control.							
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 (Yrs)	Estimated Cost	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 Type	% 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	
		Leak Evident, Extent : Moderate, Area Affected : 5% Location : Basement Other Observation, Extent : Light, Area Affected : 100% Location : Basement Explanation : 2 Units - One Needs Immediate Repair							
	Pres. Reducing Valve/LP Steam	10%			2039	**	5	\$700	
		Other Observation, Extent : Light, Area Affected : 100% Location : Basement Explanation : 2 Stage							
	Distribution								
	Hot Wtr Piping/Pump	100%			2046	**	4	\$6,200	
	Terminal Devices								
	Air Handler	30%			2035	**	1	\$23,400	
	Convactor/Radiator	10%			2043	**	1	\$4,100	
	Fan Coil Unit/Heat	60%			2035	**	1	\$24,400	
Air Conditioning									
	Energy Source								
	Electricity	100%			2046	**	1		
	Conversion Equipment								
	Centrifugal, Elec Chiller	90%			2039	**	1	\$122,700	
		R-22 Refrigerant, Extent : Light, Area Affected : 100% Location : Chiller Other Observation, Extent : Light, Area Affected : 100% Location : Basement Explanation : 2 Multi Stack Chillers							
	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	

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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 Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	H/C Water Piping Brass/Copper	100%			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%	Other Observation, Extent : Light, Area Affected : 0% Location : Playground Area Of Roof Explanation : Fountains						
	Backflow Preventer Generic	100%			2035	**	1	\$7,700	
	Fixtures Generic	100%	Obsolete Fixtures, Extent : Moderate, Area Affected : 5% Location : Toilet Rooms						
Vertical Transport									
	Elevators Geared Traction	80%			LIFE	**			
			Other Observation, Extent : Light, Area Affected : 100% Location : Basement To 6th Floor Explanation : 4 Passenger Units						
	Hydraulic	20%			LIFE	**			
			Other Observation, Extent : Light, Area Affected : 20% Location : Basement To 1st Floor Explanation : 1 Freight						
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	

*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.*