Print Date: 16-Sep-2016 ADMIN. FOR CHILDREN'S SERVICES - FY 2017

Asset Name : B ABOVE CHILD CARE CENTER

Address : 1810 DAVIDSON AVENUE BTWN: WEST 176 ST., WEST 177 S Borough : BRONX Agency's Number : N/A

Area Sq Ft : 17,761 Project Type : CHILDREN'S SERVICES

Date of Survey : 07-Jul-2014 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2

Block : 2861 Lot : 129 BIN : 2109470

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$48,400	\$45,000
Electrical		\$88,300
Mechanical		\$114,400
Total	\$48,400	\$247,700
Importance Code A	\$48,400	\$45,000
Importance Code B		\$202,700
Total	\$48,400	\$247,700

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$25,200		\$3,900	
Interior Architecture	\$16,600	\$1,700	\$2,500	\$36,900
Electrical	\$600	\$400	\$17,200	\$300
Mechanical	\$5,600	\$5,400	\$36,200	\$7,000
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$51,900	\$11,400	\$63,800	\$48,100
Importance Code A	\$26,000	\$900	\$5,100	\$900
Importance Code A Importance Code B	\$26,000 \$25,900	\$900 \$9,500	\$5,100 \$58,700	\$900 \$47,300
•	, -,			



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

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

Architecture		Current I	Repair	Futur	e Replacement	М	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior								
Exterior Walls								
Masonry: Brick Cavity		Now xtent : Ligh : Through	\$48,400 nt, Area Affected : A out	LIFE 15%	* *	5	\$26,400	
	Jnt Morta	r Miss/Erod	d, Extent : Moderai	e, Area A	Affected : 20%			
	Location	: At Grade	e And Window Ope	nings Th	roughout			
	_	Discoloring, 1: Through	, Extent : Moderate out	, Area Ą	ffected : 20%			
Metal Panel	2%			2045	* *	5-10	\$3,900	
Window Wall	5%			2045	* *	5	\$5,300	
Windows								
Aluminum	95%	0-2	\$7,300	2041	* *	5	\$1,800	
	_	Deteriorate : Window	ed, Extent : Modera Openings	te, Area	Affected : 15%			
Glass Block	5%	Now	\$900	LIFE	* *	5	\$100	
	Water Pen	etration, E	xtent : Moderate, A	Area Affe	cted : 10%			
	Location	: Floor La	ınding Between 1-2	- Main	Stair			
Parapets								
Masonry: Brick Cavity	82%			LIFE	* *	5	\$2,900	
Metal Panel	3%			2035	* *	5	\$400	
Metal Rail	5%			2038	* *	5-10	\$3,200	
Pre-Cast Concrete	10%	Now	\$600	LIFE	* *	5	\$2,200	
	U		ed, Extent : Modera	te, Area	Affected : 50%			
	Location	: Coping S	Stones Throughout					
	Vegetation	ı Growth, E	Extent : Moderate, 1	Area Affe	ected : 40%			
	Location	: Through	out					

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

Asset #: 13415

Architecture	Current	Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior Roof							
Built-Up (BUR)	40% Now	\$9,000	2025	\$45,000			
Биш-Ор (БСК)	Drains Inad/Mispos	n, Extent : Moderate eck Above 1st Floor e, Extent : Moderate, econd Floor loderate, Area Affec	e, Area Afj Area Affe	fected : 100%			
	Vegetation Growth,						
Metal Panel	25% Now Deteriorated Finish Location: Pitchea Water Penetration,	\$1,400 , Extent : Moderate, Roofs Throughout	2030 Area Affe	* * cted : 35%	ak Into E	intry Vestibule.	
Modified Bitumen	Gut/DS Non Func/M	eck Above 2nd Floor	r ate, Area 1				
Single Ply Membrane	2% Now Miss/Damaged Flas Location: Over M	-	2035 erate, Are	* * a Affected : 15%			
	Water Penetration, Location: Over M		Area Affec	ted : 5%			
	Other Observation, Location : Over M Explanation : Tem			ted : 100%			
iterior Floors							
Carpet	10%		2021	\$33,200	3	\$5,300	
Cast in Place Concrete	5%		LIFE	**	5	\$2,900	
Ceramic Tile	5%		2034	* *	5	\$1,300	
Quarry Tile	10%		2038	* *	5	\$4,000	
Vinyl Tile	70% 0-2	\$3,100	2030	* *	3	\$7,000	
, 11, 1 2 110	Patching Evident, E Location : Throug	xtent : Light, Area A hout	ffected : I			<i>\$7,</i> 000	
	Water Penetration, Location: 1st Flo	Extent : Severe, Ared or Classroom - Sout					
Interior Walls							
Ceramic Tile	5%		2034	* *	5	\$2,100	
Concrete Masonry Unit	10%		LIFE	* *	5	\$1,700	
Glass Block	3%		LIFE	* *			
Gypsum Board	82%		LIFE	* *	5	\$20,300	

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.

Asset #: 13415

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileConcealSpLn	15%			2030	* *	5	\$5,000	
AcousTileSusp.Lay-In	72%	0-2	\$7,600	2030	* *	5	\$9,600	
	Staining/L	Discoloring,	Extent: Moderate	, Area Ą	ffected : 5%			
	Location	: Main Ve	stibule, 2nd Floor (Office				
	Water Per	netration, E.	xtent : Moderate, A	rea Affe	cted : 5%			
	Location	: 2nd Floo	or Office - Opposite	Main Si	tair			
Exposed Struc: Steel	3%			LIFE	* *			
Gypsum Board	10%	0-2	\$2,600	LIFE	* *	5	\$3,300	
••	Cracking/	Crumbling,	Extent : Moderate	, Area A	ffected : 10%			
	Location	ı : Stair Lar	iding Between Floo	ors 1-2				
	Water Per	etration, E.	xtent : Moderate, A	rea Affe	cted : 10%			
	Location	ı : Stair Lar	nding Between Floo	ors 1-2				

Electrical	Current Repair	Future R	eplacement	M	aintenance	
System Component Type	% of Fail Date Estimat Total (Years)	ted Cost Year Es	timated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Service Equipment						
Molded Case Bkrs	100%	2035	* *	5	\$500	
	Other Observation, Extent: M	oderate, Area Affected	d: 100%			
	Location : Electrical Room					
	Explanation : No Nameplate	Ratings On The Servi	ce Switch			
Switchgear / Switchboard						
Molded Case Bkrs	100%	2035	* *	5	\$500	
Raceway						
Conduit	100%	2035	* *	1		
Panelboards						
Fused Disc Sw	5%	2033	* *	5		
Molded Case Bkrs	95%	2033	* *	5	\$400	
Wiring						
Thermoplastic	100%	2035	* *	1		
Motor Controllers						
Locally Mounted	100%	2030	* *	5	\$100	
Ground						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$300	
	Other Observation, Extent: M	oderate, Area Affected	d: 100%			
	Location: Basement					
	Explanation : Water Main					

Lighting

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.

Electrical	Current Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date Estima Total (Years)	ted Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting						
Interior Lighting	0.004	2020	de de	4.0	41.4.5 00	
Fluorescent	90%	2030	**	10	\$14,700	
	Other Observation, Extent: N		cted: 100%			
	Location: Throughout The	винаing				
	Explanation: T-8 Lamps					
Fluorescent	10%	2030	* *	10	\$1,600	
	Other Observation, Extent : N		cted : 100%			
	Location: Throughout The					
T. 1.1	Explanation : Compact Fluo	orescent Lamps				
Egress Lighting	500/	2022	* *	1		
Exit, Service	50%	2033	* *	1	Φ.CO.O.	
Exit, Battery	50%	2033	4-4-	10	\$600	
Exterior Lighting	200/	2025	¢11 100	10	¢200	
Fluorescent	20%	2025	\$11,100	10	\$300	
HID	80%	2025	\$52,400	10		
Alarm						
Security System No Component	80%					
Generic	20%	2025	\$10,500	1	\$1,300	
Generic	Other Observation, Extent : M			1	\$1,500	
	Location: 1st Floor And Ho		ciea . 100/0			
	Explanation : Intrusion Alar	•				
Fire/Smoke Detection	Expunction . Intraston Aut	11, (1) CC1 v				
No Component	80%					
Generic, Analog	20%	2025	\$35,900	1-3	\$2,200	
Generic, I maiog	Other Observation, Extent : M			1 3	Ψ2,200	
	Location : 1st Floor					
	Explanation : Electronic Ma	ain Control Panel				

Mechanical	Current Repair	Future Re	placement	M	aintenance	
System Component Type	% of Fail Date Estimat Total (Years)	ed Cost Year Esti FY	mated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Natural Gas	100%	2035	* *	1		
Conversion Equipment						
Furnace	60%	2025	\$12,700	1	\$5,300	
	Other Observation, Extent : Li	ght, Area Affected : 60%	%			
	Location : Roof					
	Explanation: 6 Roof Mounte	d Units				
Hot Water Boiler	40%	2030	* *	1	\$3,500	
	Other Observation, Extent : Li	ght, Area Affected : 40%	%		. ,	
	Location : Basement Boiler F	Room				
	Explanation: 1 Unit					

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

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

Asset #: 13415

Mechanical	Current Repair	Future	ture Replacement		Maintenance	
System Component Type	% of Fail Date Estima Total (Years)	ated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating	•	•	•			
Distribution						
Hot Wtr Piping/Pump	40% Now	\$700 2033	* *	4	\$400	
	Other Observation, Extent : S		1:5%			
	Location : Boiler Room, Ba					
	Explanation: Hw Supply P	ump Is Not Working				
No Component	60%					
Terminal Devices						
Convector/Radiator	40%	2030	* *	1	\$2,300	
No Component	60%					
Air Conditioning						
Energy Source						
Electricity	100%	2033	* *	1		
Conversion Equipment						
Ext Pkg Unit -	100%	2025	\$114,400	2	\$1,100	
Heating/Cooling						
	Other Observation, Extent : I	Light, Area Affected :	100%			
	Location: Roof					
	Explanation: 6 Units					
Ventilation						
Distribution						
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$9,900	
	Other Observation, Extent : S	Severe, Area Affected	1:7%			
	Location: Throughout					
	Explanation: Insulation De	amage				
Exhaust Fans						
Roof	100%	2025	\$13,800	2	\$500	
Plumbing						
H/C Water Piping						
Brass/Copper	100%	2035	* *	1		
Water Heater						
Gas Fired	100%	2023	\$4,000	2	\$300	
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		
Sump Pump(s)						
Rigid Piping	100%	2025	\$10,800	4	\$1,600	
Sewage Ejector(s)			, -,		. , ,	
Electric	100%	2025	\$10,800	4	\$1,600	
Fixtures	10070	====	410,000	-	Ψ1,000	
Generic	100%					
Vertical Transport	100/0					
Elevators						
Hydraulic	100%	LIFE	* *			
Trydraune	Other Observation, Extent : I					
	Location: B-2		100/0			
	Explanation : One Unit					
	Explanation . One Unit					

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

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

Mechanical	Curr	ent Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail I Total (Yea	Date Estimated Cost ars)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression							
Sprinkler							
No Component	80%						
Generic	20%		2035	* *	1-2	\$1,000	
Chemical System							
Generic	100%		2020	\$25,500	1-3	\$50,600	

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Print Date: 16-Sep-2016 ADMIN. FOR CHILDREN'S SERVICES - FY 2017

Asset Name : BLANCHE COMMUNITY DAY CARE CTR.

Address : 109-60 202ND STREET BTWN: HOLLIS AVE., 111 AVE.

Borough : QUEENS Agency's Number : N/A

Area Sq Ft : 16,526 Project Type : CHILDREN'S SERVICES

Date of Survey : 29-May-2015 Landmark Status : NONE

Areas Surveyed : Floors 1

Block : 10941 Lot : 206 BIN : 4234212

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Mechanical		\$90,500
Total		\$90,500
Importance Code B		\$90,500
Total		\$90,500

Total	\$113,200	\$21,600	\$8,400	\$43,300
Importance Code C			\$1,100	
Importance Code B	\$37,900	\$13,500	\$6,900	\$28,300
Importance Code A	\$75,300	\$8,100	\$400	\$15,000
Total	\$113,200	\$21,600	\$8,400	\$43,300
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Mechanical	\$18,200	\$800	\$2,300	\$4,500
Electrical	\$500	\$600	\$500	\$17,900
Interior Architecture	\$15,700	\$8,600	\$1,700	\$2,400
Exterior Architecture	\$74,900	\$7,700		\$14,500
EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021



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.

Asset #: 13416

Architecture	Cı	ırrent Repa	air	Future Replacement		Maintenance			
System Component Type		l Date Es (ears)	timated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls Masonry: Brick	Water Penetro		\$33,800 at : Moderate, 1	LIFE Area Affe	* * cted : 30%	5	\$22,900		
Metal/Glass Curt Wall	Repairs in Pro Location : To Caulking Dete	ow ogress, Exte broughout riorated, E			* * Fected : 20% Affected : 15%	5	\$13,200		
Metal Panel		ow g Elements	\$600 s, Extent : Mod	2046 lerate, Ar	* * ea Affected : 10%	5	\$3,300		
Metal: Cage/Fence	10%			2039	* *	5	\$15,400		
Windows	1070			2007			Ψ15,100		
Aluminum		_	\$18,300 Extent : Modera	2042 ute, Area	* * Affected : 20%	5	\$4,500		
Parapets									
Concrete Masonry Unit	50%			LIFE	* *	5	\$2,600		
Masonry: Brick	45%			LIFE	* *	5	\$2,000		
Metal: Cage/Fence	5% Corrosion/Rus Location: T		\$400 at : Moderate, A	2031 Area Affe	* * cted : 20%	5	\$700		
Roof									
Metal Panel	10% Recent Install Location: T		nt : Light, Arec	2046 Affected	**	10	\$3,000		
Modified Bitumen	90%			2031	* *	10	\$14,500		
Interior Floors	7070			2031		10	ψ14,500		
Ceramic Tile	5%			2035	* *	5	\$1,100		
Panel/Paver: Cer/Brk	5%			2042	* *	5	\$2,500		
Quarry Tile	5%			2039	* *	5	\$1,700		
Vinyl Tile		-	\$15,700 tent : Moderate	2031	* * fected : 10%	3	\$7,100		
Interior Walls									
Ceramic Tile	5%			2035	* *	5	\$2,300		
Concrete Masonry Unit	20%			LIFE	* *	5	\$3,700		
Gypsum Board	20%			LIFE	* *	5	\$5,500		
SGFT/Glazed Masonry	55%			LIFE	* *				
Ceilings									
AcousTileSusp.Lay-In	70%			2039	* *	5	\$15,500		
Exposed Concrete	20%			LIFE	* *	5	\$700		
Metal Panel	10%			LIFE	* *	5	\$2,800		

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

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

Asset #: 13416

Electrical	Current Rep	oair Futu	Future Replacement		Maintenance	
System Component Type	% of Fail Date E Total (Years)	stimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2046		5	\$100	
	Other Observation, Exte		ected : 100%			
	Location : Electrical F					
	Explanation : One 800	Amps Main Disconnec	t Switch			
Switchgear / Switchboard Molded Case Bkrs	100%	2046	* *	5	\$400	
Raceway						
Conduit	100%	2046	* *	1		
Panelboards						
Fused Disc Sw	10%	2042	* *	5		
Molded Case Bkrs	90%	2042	* *	5	\$400	
Wiring					•	
Thermoplastic	100%	2046	* *	1		
Motor Controllers						
Locally Mounted	100%	2039	* *	5	\$100	
Ground					<u> </u>	
Grounding Devices						
Generic	100%	LIFE	* *	5	\$200	
Lighting					·	
Interior Lighting						
Fluorescent	95%	2031	* *	10	\$14,400	
	Other Observation, Exte Location : Throughout Explanation : T-8 Lam	The Building	ected : 100%			
Fluorescent	5%	2031	* *	10	\$800	
	Compact Fluorescent Li		Area Affected : 100		,	
	Location: Lobby And	_				
Egress Lighting	<u> </u>					
Emergency, Battery	50%	2031	* *	10	\$2,000	
Exit, Service	50%	2031	* *	1	7-,000	
Exterior Lighting						
HID	100%	2031	* *	10	\$100	
Alarm	10070	2031		10	Ψ100	
Security System						
No Component	70%					
Generic	30%	2031	* *	1	\$1,900	
Fire/Smoke Detection	5070	2031			Ψ1,200	
No Component	70%					
Generic, Digital	30%	2031	* *	1-3	\$3,100	
Generic, Digital	3070	2031		1-3	Ψ5,100	

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

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

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

Asset #: 13416

Mechanical		Current	rrent Repair Future Replacement		e Replacement	Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2046	* *	1		
Conversion Equipment								
Hot Water Boiler	50%			2039	* *	1	\$4,100	
			Extent : Light, Area	Affected	: 100%			
		: Basemer						
		ion : One	Unit					
No Component	50%							
			Extent : Light, Area	Affected	: 0%			
	Location							
	Explanat	ion : Equi	oment Accounted F	or Under	r The Cooling Sect	ion Of Ti	nis Report	
Distribution	4.0.0=			20:5			A	
Hot Wtr Piping/Pump	100%			2042	* *	4	\$1,200	
Terminal Devices	2 0			2000		_	☆☆ = ○=	
Convector/Radiator	50%			2039	* *	1	\$2,700	
No Component	50%							
Air Conditioning								
Energy Source	1000/			20.42	* *	1		
Electricity	100%			2042	* *	1		
Conversion Equipment	1.50/	0.2	Φ1 C 000	2026	* *	2	ф100	
Ext Pkg Unit -	15%	0-2	\$16,000	2036	* *	2	\$100	
Heating/Cooling	Malfunctio	mina Exta	nt : Moderate, Are	a Affacta	A · 100%			
	-	_	ni . Moderdie, Are Of 6 Defective Paci					
	-	. <i>Rooj, 1</i> (oj o Dejective I aci			2	Φ000	
Ext Pkg Unit -	85%			2026	\$90,500	2	\$900	
Heating/Cooling								
Ventilation Distribution								
Distribution Ductwork/Diffusers	100%			LIFE	* *	2-5	\$9,200	
Exhaust Fans	100%			LIFE		2-3	\$9,200	
Roof	100%			2026	\$12,800	2	\$500	
Plumbing	10070			2020	\$12,000		\$300	
H/C Water Piping								
Brass/Copper	100%			2046	* *	1		
Water Heater	10070			2010				
Gas Fired	100%			2021	\$3,800	2	\$200	
Sanitary Piping	10070			2021	Ψ3,000		Ψ200	
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping	200,0							
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)	10070							
Rigid Piping	100%			2026	\$10,800	4	\$2,500	
ragio i iping		ervation. F	Extent : Light, Area			•	Ψ2,500	
		: Boiler R	_	JJ				
			os Require Mainter	ance				

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.

Mechanical	Current Repair	Future Re	e Replacement		Maintenance	
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year Esti FY	mated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing						
Backflow Preventer						
No Component	80%					
Generic	20%	2031	* *	1	\$200	
	Other Observation, Extent:	Light, Area Affected: 20%	%			
	Location: Boiler Room					
	Explanation: Boiler And	Hot Water Heater Only				
Fixtures						
Generic	100%					
Vertical Transport						
Elevators						
Hydraulic	100%	LIFE	* *			
	Other Observation, Extent:	Light, Area Affected: 100)%			
	Location : Serves All Floo	rs				
	Explanation : One Unit					
Fire Suppression						
Sprinkler						
No Component	90%					
Generic	10%	2046	* *	1-2	\$500	

Print Date: 16-Sep-2016 ADMIN. FOR CHILDREN'S SERVICES - FY 2017

Asset Name : CROSSROADS/EDENWALD SHELTER ALPHA COTTAGE

Address : 1250 E. 229TH ST.

Borough : BRONX Agency's Number : N/A

Area Sq Ft : 4,000 Project Type : CHILDREN'S SERVICES

Date of Survey : 07-Feb-2013 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2

Block : 4905 Lot : 2 BIN : 2097408

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Electrical	\$44,800	
Total	\$44,800	
Importance Code B	\$44,800	
Total	\$44,800	

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$26,100		\$300	
Interior Architecture			\$700	
Electrical	\$300	\$5,400	\$400	\$300
Mechanical	\$1,100	\$400	\$2,400	\$400
Total	\$27,400	\$5,800	\$3,700	\$600
Importance Code A	\$26,300	\$200	\$500	\$200
Importance Code B	\$1,100	\$5,600	\$3,200	\$400
Importance Code C				
Total	\$27,400	\$5,800	\$3,700	\$600



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

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

ADMIN. FOR CHILDREN'S SERVICES - 068 CROSSROADS/EDENWALD SHELTER ALPHA COTTAGE

Asset #: 54

Architecture	Current	Current Repair		e Replacement	Maintenance		
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior							
Exterior Walls Masonry: Brick	98% Now Int Mortar Miss/Ero Location : Through		LIFE e, Area A	* * Affected : 50%	5	\$3,800	
Slate Panels	2% Now Broken/Missing Eler Location: Window Jnt Mortar Miss/Ero Location: Window	, Sills d, Extent : Moderat			5	\$100	
Windows							
Aluminum	100%		2040	* *	5	\$700	
Parapets							
Masonry: Brick	95%		LIFE	* *	5	\$700	
Masonry: Limestone	5%		LIFE	* *	5		
Roof							
Modified Bitumen	100% Recent Replace Evia Location : Through	_	2032 Area Affa	* * ected : 100%	10	\$3,900	
Interior							
Floors							
Cast in Place Concrete	5%		LIFE	* *	5	\$700	
Ceramic Tile	5%		2037	* *	5	\$300	
	Recent Replace Evid Location : First Ar	lent, Extent : Light, . ad Second Floor Bai					
Vinyl Tile	90% Recent Replace Evid	lent, Extent : Light,	2032 Area Aff	* * ected : 100%	3	\$2,000	
	•	hout First And Seco					
Interior Walls							
Concrete Masonry Unit	70% Recent Repair Evide Location : Through	nt, Extent : Light, A hout Basement, 2011		* * cted : 100%	5	\$1,800	
Plaster	30%		LIFE	* *	5	\$600	
Ceilings	20,0					+ 300	
Plaster	100%		LIFE	* *	5	\$3,700	

Electrical	Current Repair	Future Repla	Future Replacement Maintenance		Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estima FY	ated Cost	Cycle (Yrs)	Estimated Cost	Priority
Inder 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2044	* *	5		
	Other Observation, Extent: Moderate,	Area Affected : 1	00%			
	Location : Electrical Room					
	Explanation: One 400 Amps Main D	isconnect Switch				
Switchgear / Switchboard						
Fused Disc Sw	100%	2044	* *	5		

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

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

ADMIN. FOR CHILDREN'S SERVICES - 068 CROSSROADS/EDENWALD SHELTER ALPHA COTTAGE

Asset #: 54

Electrical	Current Repair	Future	Replacement	Maintenance			
System Component Type	% of Fail Date Estimate Total (Years)	d Cost Year I FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Under 600 Volts							
Raceway							
Conduit	50%	2044	* *	1			
Conduit	50%	2024	\$4,200	1			
Panelboards							
Fused Disc Sw	5%	2023	\$700	5			
Molded Case Bkrs	95%	2040	* *	5	\$100		
Wiring							
Thermoplastic	70%	2044	* *	1			
Thermoplastic	30%	2024	\$3,100	1			
Motor Controllers							
Locally Mounted	100%	2022	\$18,300	5			
Ground							
Grounding Devices							
Generic	100%	LIFE	* *	5	\$100		
Lighting							
Interior Lighting							
Fluorescent	70%	2019	\$44,800	10	\$2,600		
	Other Observation, Extent: Mo		ted : 100%				
	Location: Throughout The Bu	iilding					
	Explanation: T-12 Lamps						
Fluorescent	30%	2032	* *	10	\$1,100		
	T-8 Lamps And Fixtures, Extent	t : Moderate, Area	Affected : 100%				
	Location: Throughoout						
Egress Lighting							
Emergency, Battery	20%	2029	* *	10	\$200		
Emergency, Battery	30%	2019	\$1,600	10	\$300		
Exit, Service	10%	2029	* *	1			
Exit, Service	40%	2019	\$500	1			
Exterior Lighting							
HID	100%	2029	* *	10			
Alarm							
Security System							
No Component	70%						
Generic	30%	2029	* *	1	\$500		
Fire/Smoke Detection							
		2029	* *	1-3	\$2,500		

Mechanical	Curren	t Repair	Futur	re Replacement	M	aintenance	
System Component Type	% of Fail Dat Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source							
Natural Gas	100%		2034	* *	1		

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

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

ADMIN. FOR CHILDREN'S SERVICES - 068 CROSSROADS/EDENWALD SHELTER ALPHA COTTAGE

Asset #: 54

Mechanical	Cu	rrent Repair	Futur	e Replacement	M	aintenance		
System Component Type		Date Estimated Cost ears)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Heating Conversion Equipment Hot Water Boiler	Location : Ba	tion, Extent : Light, Arec sement 1 Gas Fired Modular F			1	\$2,000		
Distribution Hot Wtr Piping/Pump	100%		2032	* *	4	\$200		
Terminal Devices Convector/Radiator	100%		2029	* *	1	\$1,300		
Air Conditioning Energy Source Electricity Conversion Equipment	100%		2032	**	1			
Split Unit	•	Evident, Extent : Light, . sement, First And Secon		\$18,000 eted: 100%				
Distribution Ductwork/Diffusers	100%		LIFE	* *	2	\$5,200		
Heat Rejection Remote Air Cond Ventilation	100%		2024	\$23,300	2	\$2,800		
Exhaust Fans Wall Unit	-	ow \$100 s, Extent : Moderate, Arc cond Floor Toilet Room			2	\$100		
Plumbing	2000		, z cjecuri	2 101101 211111111111111111111111111111				
H/C Water Piping Brass/Copper	100%		2034	* *	1			
Water Heater Gas Fired	100%		2022	\$900	2	\$100		
Sanitary Piping Cast Iron	100%		LIFE	* *	1			
Storm Drain Piping Cast Iron Backflow Preventer	100%		LIFE	* *	1			
Generic	100% Other Observa Location : Ba Explanation :		2032 a Affected	**: 20%	1	\$200		
Fixtures Generic	100%							
Fire Suppression Sprinkler No Component Generic	90% 10% No Backflow P Location : Ba	reventer, Extent : Mode sement	2034 rate, Area	* * Affected : 100%	1-2	\$100		

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

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

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ADMIN. FOR CHILDREN'S SERVICES - 068 CROSSROADS/EDENWALD SHELTER ALPHA COTTAGE

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Print Date: 16-Sep-2016 ADMIN. FOR CHILDREN'S SERVICES - FY 2017

Asset Name : CROSSROADS/EDENWALD SHELTER MAIN BUILDING

Address : 1250 EAST 229TH STREET

Borough : BRONX Agency's Number : N/A

Area Sq Ft : 37,482 Project Type : CHILDREN'S SERVICES

Date of Survey : 07-Feb-2013 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2

Block : 4905 Lot : 2 BIN : 2097408

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$120,400	\$40,900
Interior Architecture	\$43,200	
Total	\$163,700	\$40,900
Importance Code A	\$120,400	\$40,900
Importance Code B	\$43,200	
Total	\$163,700	\$40,900

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture			\$3,600	
Interior Architecture	\$52,000	\$10,700		\$1,500
Electrical	\$6,500	\$33,800	\$5,200	\$4,400
Mechanical	\$10,500	\$10,800	\$9,600	\$6,400
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$72,900	\$59,300	\$22,300	\$16,200
Importance Code A	\$1,800	\$1,300	\$5,400	\$1,300
Importance Code B	\$58,900	\$58,000	\$16,900	\$14,900
Importance Code C	\$12,200			
Total	\$72.900	\$59.300	\$22,300	\$16,200



 $[\]label{lem:maintenance} \textit{Maintenance} \ \textit{\$ 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.

Asset #: 1947

Architecture	Current Repair		Future Replacement		Maintenance			
system Component Type	% of I Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior								
Exterior Walls Cast in Place Concrete Masonry: Brick	3% 92%	Now	\$120,400	LIFE LIFE	* *	5 5	\$6,700 \$40,900	
,	Diagonal C Location . Jnt Mortar	Tracks, Ex Boiler R Miss/Eroo	tent : Severe, Area oom Chimney d, Extent : Moderat oom Chimney	Affected			, ,,,	
Masangu Limastana	2%	. Doner R	Jon Chimney	LIFE	* *	5	\$700	
Masonry: Limestone Stucco Cement	3%			2037	* *	5	\$3,300	
Windows	370			2037			\$3,300	
Aluminum	100%			2040	* *	5	\$7,200	
Parapets							. ,	
Masonry: Brick	95%			LIFE	* *	5	\$12,000	
	Recent Repo		nt, Extent : Light, A out, 2012	rea Affe	cted : 100%			
Masonry: Limestone	5%			LIFE	* *	5	\$800	
Roof								
Single Ply Membrane	98%			2032	* *	10	\$32,500	
	-		ent, Extent : Light,	Area Aff	ected : 100%			
	Location .	: Through	out, 2012					
Skylight, Metal/Glass	2%			2044	* *	10	\$2,200	
terior								
Floors Cast in Place Concrete	5%			LIFE	* *	5	\$5,200	
Ceramic Tile	5%			2033	* *	5	\$2,400	
Quarry Tile	15%			2033	* *	5	\$10,700	
Sheet Vinyl/Rubber	30%			2029	* *	5	\$21,400	
Terrazzo	20%	Now	\$43,200	LIFE	* *	5	\$7,400	
101141213		rumbling,	Extent : Moderate		ffected : 25%	·	Ψ7,100	
Vinyl Tile	Location :	Rooms B	\$19,800 tent : Moderate, An 201, B02, And B21i Extent : Moderate,	n Basem	ent	3	\$4,500	
	Location : Poor Subfle	: Rooms B oor Evider	Extent : Moderdie, 201, B02, And B21i. at, Extent : Modera 201, B02, And B21i.	n Basem te, Area	ent Affected : 15%			
Interior Walls						_		
Ceramic Tile	5%		4. 2. 2. 2	2033	* *	5	\$4,600	
Concrete Masonry Unit	5% Diagonal C Location :		\$10,000 tent : Moderate, Ar Tain Room	LIFE ea Affec	* * ted : 20%	5	\$1,800	
		Cracks, E	xtent : Moderate, A	rea Affe	cted : 20%			
Fiberglass Panel	40%			LIFE	* *			
Gypsum Board	50%			LIFE	* *	5	\$27,500	

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

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

Asset #: 1947

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
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%			2037	* *	5	\$5,700	
Exposed Concrete	5%			LIFE	* *	5	\$400	
Exposed Struc: Steel	3%			LIFE	* *			
Gypsum Board	40%	Now	\$18,800	LIFE	* *	5	\$23,800	
• •	Water Pen	etration, E	xtent : Moderate, A	rea Affe	cted : 10%			
	Location	: Laundry	Room					
Metal Panel	10%			LIFE	* *	5	\$6,000	
Plaster	30%			LIFE	* *	5	\$8,900	

Electrical		Current Repair		Futur	e 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%			2044	* *	5	\$200	
			xtent : Moderate, A	Area Affe	ected : 100%			
		: Electrica						
	Explana	tion : One 3	3000 Amps Main D	isconnec	et Switch			
Switchgear / Switchboard								
Fused Disc Sw	90%			2044	* *	5	\$100	
Molded Case Bkrs	10%			2044	* *	5	\$100	
Raceway								
Conduit	100%			2044	* *	1		
Panelboards								
Fused Disc Sw	10%			2040	* *	5	\$100	
Molded Case Bkrs	90%			2040	* *	5	\$900	
Wiring								
Thermoplastic	100%			2044	* *	1		
Motor Controllers								
Locally Mounted	100%			2037	* *	5	\$300	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$600	
Stand-by Power								
Transfer Switches								
Automatic	100%			2037	* *	1	\$11,500	
Generators	100			2025			044 7 2 2	
Diesel	100%	_		2033	* *	1	\$14,500	
			xtent : Moderate, A	Area Affe	ected : 100%			
			The Building					
	Explana	tion : One I	100 Kw					
Batteries	100			2010	4.7 00	_	4.400	
Lead/Acid	100%			2018	\$1,500	5	\$1,400	

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

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

Asset #: 1947

Electrical	Current Repair	Futur	e Replacement	Maintenance		
System Component Type	% of Fail Date Estimated Cos Total (Years)	st Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power						
Fuel Storage						
Main Tank	100%	2052	* *	5	\$900	
	Other Observation, Extent : Moderate		cted : 100%			
	Location: Generator Room - Outside	de				
	Explanation: One 220 Gallons					
Lighting						
Interior Lighting						
Fluorescent	95%	2029	* *	10	\$27,700	
	Other Observation, Extent: Moderate Location: Throughout The Building Explanation: T-8 Lamps		cted : 100%			
Fluorescent	5%	2029	* *	10	\$1,500	
	Other Observation, Extent : Moderate Location : Hallways	e, Area Affe	cted : 100%		. ,	
Francisco de la Constancia de la Constan	Explanation: T-5 Lamps					
Egress Lighting	600/	2029	* *	1		
Emergency, Service Exit, Service	60% 40%	2029	* *	1 1		
	40%	2029		1		
Exterior Lighting HID	100%	2029	* *	10	\$100	
ightning Protection	100%	2029		10	\$100	
Arresters/Cabling						
Generic	100%	2027	\$24,700	5	\$300	
•	10070	2027	\$24,700	3	\$300	
Alarm Security System						
No Component	50%					
Generic	50%	2029	* *	1	\$7,000	
Fire/Smoke Detection	5070	2027		1	Ψ1,000	
No Component	50%					
Generic	50%	2029	* *	1-3	\$11,600	
Generic	Other Observation, Extent : Moderate		cted : 100%	1 5	Ψ11,000	
	Location: Hallways	.,				
	Explanation: Strobe Lights, Smoke	Detector A	larm Bells. Horn	And Mar	nual Pull Station	

Mechanical	Current F	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source							
Electricity	20%		2044	* *	1		
Natural Gas	80%		2044	* *	1		

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

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

Asset #: 1947

Mechanical	Current Rep	air Future Re	placement	M		
System Component Type	% of Fail Date Es Total (Years)	timated Cost Year Esti FY	imated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating		•				
Conversion Equipment						
Furnace	80%	2029	* *	1	\$12,600	
		nt : Light, Area Affected : 809	%			
	Location: Roof	D 1 11 1 2 11 1	T7 T			
		op Package Units, 2 Heating				
Radiant Heater	20%	2024	\$27,300	2	\$3,000	
		nt : Light, Area Affected : 209	% 0			
	Location : Hallways	.: - D I!				
Air Conditioning	Explanation : 11 Electr	ic Kaaianis				
Air Conditioning Energy Source						
Electricity	100%	2040	* *	1		
Conversion Equipment	100/0	∠U 1 U		1		
Ext Pkg Unit -	100%	2029	* *	2	\$1,900	
Heating/Cooling	100/0	2027		2	Ψ1,700	
Treating, Cooming	Other Observation, Exter	nt : Light, Area Affected : 100	0%			
	Location : Roof	0 / 30				
	Explanation : 7 Roof To	op Package Units				
Ventilation	•					
Distribution						
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$17,700	
Exhaust Fans						
Roof	100%	2029	* *	2	\$1,000	
Plumbing						
H/C Water Piping						
Brass/Copper	100%	2034	* *	1		
Water Heater						
Gas Fired	100%	2022	\$7,200	2	\$500	
Sanitary Piping	1000/ 0.2	Φ2 400 Ι. ΙΕΡΕ	* *			
Cast Iron	100% 0-2	\$3,400 LIFE		1		
	Location : Kitchen, Slu	nt : Moderate, Area Affected	: 10%			
Stame Desir Dining	Location . Ruchen, Stu	ggish Greuse Trup				
Storm Drain Piping Cast Iron	100%	LIFE	* *	1		
Backflow Preventer	100%	LIFE		1		
Generic	100%	2029	* *	1	\$2,300	
Generic		2029 nt : Light, Area Affected : 100		1	\$2,300	
	Location : Water Meter		<i>,</i> ,,,			
		: Water Backflow Preventer (Out For Repai	r		
Fixtures		y				
Generic	100%					
Vertical Transport Elevators						
Hydraulic	100%	LIFE	* *			
Trydraune		nt : Light, Area Affected : 100	0%			
	Location: B-2	<u>Ligin, med mjecica</u> . 100	,,,,			

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

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

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ADMIN. FOR CHILDREN'S SERVICES - 068 CROSSROADS/EDENWALD SHELTER MAIN BUILDING

Mechanical	Current Repai	r Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Esti Total (Years)	mated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression						
Sprinkler						
Generic	100%	2044	* *	1-2	\$8,900	
Chemical System						
Generic	100%	2022	\$25,500	1-3	\$50,600	

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Print Date: 16-Sep-2016 ADMIN. FOR CHILDREN'S SERVICES - FY 2017

Asset Name : CROSSROADS/EDENWALD SHELTER OMEGA COTTAGE

Address : 1250 E. 229TH ST.

Borough : BRONX Agency's Number : N/A

Area Sq Ft : 4,000 Project Type : CHILDREN'S SERVICES

Date of Survey : 07-Feb-2013 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2

Block : 4905 Lot : 2 BIN : 2097408

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Electrical		\$53,300
Total		\$53,300
Importance Code B		\$53,300
Total		\$53,300

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$26,100		\$300	
Interior Architecture	\$300		\$700	
Electrical	\$300	\$300	\$300	\$300
Mechanical	\$1,000	\$400	\$2,400	\$400
Total	\$27,700	\$600	\$3,600	\$700
Importance Code A	\$26,300	\$200	\$500	\$200
Importance Code B	\$1,300	\$400	\$3,100	\$500
Importance Code C	\$200			
Total	\$27,700	\$600	\$3,600	\$700



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

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

ADMIN. FOR CHILDREN'S SERVICES - 068 CROSSROADS/EDENWALD SHELTER OMEGA COTTAGE

Asset #: 30

rchitecture	Current Repair	Future Replacement	Maintenance		
ystem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
xterior					
Exterior Walls			_		
Masonry: Brick	98% Now \$22,200	LIFE **	5	\$3,800	
	Jnt Mortar Miss/Erod, Extent: Modera	ate, Area Affected : 50%			
	Location: Throughout		_		
Slate Panels	2% Now \$3,900 Broken/Missing Elements, Extent : Sev Location : Window Sills	LIFE ** ere, Area Affected : 50%	5	\$100	
	Jnt Mortar Miss/Erod, Extent : Modere	ate, Area Affected : 50%			
	Location : Window Sills				
	Spalling, Extent: Moderate, Area Affe	cted : 25%			
	Location: Window Sills				
Windows	1000/	2040 **	_	Φ 7 00	
Aluminum	100%	2040 **	5	\$700	
Parapets	0.50/	IIFF **	_	\$700	
Masonry: Brick Masonry: Limestone	95% 5%	LIFE ** LIFE **	5 5	\$700	
Roof	3%	LIFE	3		
Modified Bitumen	100%	2032 **	10	\$3,900	
Wiodified Bitalien	Recent Replace Evident, Extent: Light Location: Throughout, 2012		10	ψ3,700	
terior					
Floors					
Cast in Place Concrete	5%	LIFE **	5	\$700	
Ceramic Tile	5%	2033 **	5	\$300	
Vinyl Tile	90%	2032 * *	3	\$2,000	
	Recent Replace Evident, Extent: Light Location: Throughout First And Sec				
Interior Walls	~ 0.4	2022	_	* * * * * * *	
Ceramic Tile	5%	2033 **	5	\$300	
	Recent Replace Evident, Extent: Light Location: Throughout First And Sec				
Concrete Masonry Unit	85%	LIFE **	5	\$2,100	
	Recent Repair Evident, Extent: Light, Location: Throughout Basement, 20				
Plaster	10%	LIFE **	5	\$200	
Ceilings					
Plaster	100%	LIFE **	5	\$3,700	
	Recent Repair Evident, Extent: Light, Location: Throughout, 2012	Area Affected : 100%			

Electrical		Current F	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

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

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

ADMIN. FOR CHILDREN'S SERVICES - 068 CROSSROADS/EDENWALD SHELTER OMEGA COTTAGE

Asset #: 30

Electrical	Current Repair	Future F	Replacement	Ma	aintenance		
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year E	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Inder 600 Volts							
Service Equipment							
Fused Disc Sw	100%	2034	* *	5			
	Other Observation, Extent :	Moderate, Area Affecte	ed : 100%				
	Location: Basement						
	Explanation: One 100 An	ıps Main Disconnect Sw	vitch				
Raceway							
Conduit	100%	2034	* *	1			
Panelboards							
Fused Disc Sw	5%	2032	* *	5			
Molded Case Bkrs	95%	2032	* *	5	\$100		
Wiring							
Thermoplastic	100%	2034	* *	1			
Motor Controllers							
Locally Mounted	100%	2029	* *	5			
Ground							
Grounding Devices							
Generic	100%	LIFE	* *	5	\$100		
ighting							
Interior Lighting							
Fluorescent	20%	2024	\$12,800	10	\$700		
	Other Observation, Extent : Moderate, Area Affected : 100%						
	Location: Throughout Th	-					
	Explanation: T-12 Lamps	,					
Fluorescent	80%	2034	* *	10	\$2,900		
Egress Lighting							
Emergency, Battery	40%	2024	\$2,100	10	\$400		
Emergency, Battery	10%	2034	* *	10	\$100		
Exit, Service	50%	2024	\$600	1			
Exterior Lighting							
HID	100%	2024	\$14,800	10			
Marm							
Security System							
No Component	70%						
Generic	30%	2024	\$3,500	1	\$500		
Fire/Smoke Detection							
Generic	100%	2024	\$40,500	1-3	\$2,500		

Mechanical	Currer	t Repair	Futu	re Replacement	M	aintenance	
System Component Type	% of Fail Da Total (Years	te Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source							
Natural Gas	100%		2034	* *	1		

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

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

ADMIN. FOR CHILDREN'S SERVICES - 068 CROSSROADS/EDENWALD SHELTER OMEGA COTTAGE

Asset #: 30

Mechanical	Cui	rent Repair	Future Replacement		Maintenance			
System Component Type		Date Estimated Cost ears)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
leating								
Conversion Equipment								
Hot Water Boiler	100%		2029	* *	1	\$2,000		
		ion, Extent : Light, Area	Affected	: 100%				
	Location : Ba			- ·				
D: 4 '1 - 4'	Explanation :	1 Gas Fired Modular H	ot Water	Boiler				
Distribution Hot Wtr Piping/Pump	100%		2032	* *	4	\$200		
Terminal Devices	100%		2032		4	\$200		
Convector/Radiator	100%		2029	* *	1	\$1,300		
Air Conditioning	10070		2029		1	\$1,500		
Energy Source								
Electricity	100%		2032	* *	1			
Conversion Equipment	10070							
Split Unit	100%		2024	\$18,000				
SF-11 2311		Evident, Extent : Light, A						
	-	sement, First And Secon						
Distribution								
Ductwork/Diffusers	100%		LIFE	* *	2	\$5,200		
Heat Rejection								
Remote Air Cond	100%		2024	\$23,300	2	\$2,800		
entilation entilation								
Exhaust Fans								
Wall Unit	100%		2024	\$5,900	2	\$100		
lumbing								
H/C Water Piping								
Brass/Copper	100%		2034	* *	1			
Water Heater	4.0.0				_	4400		
Gas Fired	100%		2022	\$900	2	\$100		
Sanitary Piping	1000/		LIDE	ale ale				
Cast Iron	100%		LIFE	* *	1			
Storm Drain Piping	1,000/		LIEE	* *	1			
Cast Iron	100%		LIFE		1			
Backflow Preventer Generic	100%		2032	* *	1	\$200		
Geliefic		ion, Extent : Light, Area			1	\$200		
	Location : Ba		Пусстей	. 2070				
	Explanation :							
Fixtures	zapamanon.							
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	90%							
Generic	10%		2034	* *	1-2	\$100		
	No Backflow P	reventer, Extent : Light,	Area Affe	ected : 100%				
	Location: Ba	sement						

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.

Page: 28

Print Date: 16-Sep-2016 ADMIN. FOR CHILDREN'S SERVICES - FY 2017

Asset Name : JOHN COKER DAY CARE CENTER

Address : 1375 BUSHWICK AVENUE @ DECATUR ST.

Borough : BROOKLYN Agency's Number : N/A

Area Sq Ft : 27,100 Project Type : CHILDREN'S SERVICES

Date of Survey : 19-Jul-2016 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1

Block : 3433 Lot : 5 BIN : 3079655

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$199,300	
Interior Architecture	\$49,200	\$45,200
Electrical		\$140,300
Mechanical		\$274,500
Total	\$248,600	\$459,900
Importance Code A	\$199,300	\$81,600
Importance Code B	\$49,200	\$378,300
Total	\$248,600	\$459,900

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$7,900		\$7,500	
Interior Architecture	\$45,600		\$1,400	\$2,900
Electrical	\$22,500	\$1,700	\$2,200	\$1,700
Mechanical	\$95,900	\$6,800	\$35,800	\$11,300
Total	\$171,900	\$8,500	\$46,800	\$15,900
Importance Code A	\$37,400	\$400	\$9,600	\$400
Importance Code B	\$115,100	\$8,100	\$35,900	\$15,500
Importance Code C	\$19,400		\$1,400	
Total	\$171.900	\$8,500	\$46,800	\$15,900



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.

Asset #: 13413

Architecture	Current Rep	air	Futur	e Replacement	М	aintenance			
System Component Type	% of Fail Date Es Total (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Exterior									
Exterior Walls	50/ N	Φ40. 2 00	T TEE	* *	_	Φ4. 7 00			
Cast in Place Concrete	5% Now Cracking/Crumbling, Ex	\$49,200	LIFE		5	\$4,500			
	Location: Throughout		, Area A <u>j</u>	jeciea . 20%					
	Water Penetration, Exten		Affected	: 10%					
	Location: Throughout	_	1990000	. 10,0					
Masonry: Brick	95% Now	\$150,100	LIFE	* *	5	\$17,000			
	Cracking/Crumbling, Ex			ffected : 20%		7-1,000			
	Location: Throughout								
	Water Penetration, Exten		rea Affe	cted : 20%					
	Location : Throughout								
Windows					_				
Aluminum	100% Now	\$7,400	2043	**	5	\$300			
	Broken/Missing Element Location: Throughout		erate, Ar	ea Affectea : 25%					
	Ctrwt/Balnc Not Funct,		rea Affe	cted : 10%					
	Location: Throughout		1 eu 11jje	cieu . 1070					
	Unit Inoperable, Extent : Moderate, Area Affected : 25%								
	Location: Throughout								
	Water Penetration, Exter	nt : Moderate, A	rea Affe	cted : 10%					
	Location : Throughout								
Parapets	0 =		• • • •			44.			
Metal: Cage/Fence	95%		2040	* *	5-10	\$12,800			
Pre-Cast Concrete Roof	5%		LIFE	* *	5	\$1,100			
Modified Bitumen	100%		2037	* *	10	\$29,500			
Modified Dituition	Recent Replace Evident,	Extent : Light.		ected : 100%	10	Ψ27,300			
	Location: Throughout								
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location: Throughout								
	Explanation: Roof Co	vered With Rubb	oer Pads						
nterior									

Interior

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

Asset #: 13413

chitecture		Current I	Repair	Futur	e Replacement	М	aintenance	
stem Component Type	% of I Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
erior								
Floors	5 0/	0.2	Φ000	LIDD	* *	_	¢2.400	
Cast in Place Concrete	5% Cracking/C Location .	_	\$800 Extent : Light, Are out	LIFE ea Affecto		5	\$3,400	
	Water Pene Location .		xtent : Light, Area out	Affected	: 10%			
Ceramic Tile	5% Cracking/C Location .		\$1,500 Extent : Light, Are out	2030 ea Affecte	* * ed : 10%	5	\$800	
Quarry Tile	10%			2032	* *	5	\$4,700	
Sheet Vinyl/Rubber	5% Worn/Erode Location .		\$4,500 : Light, Area Affect out	2027 eted : 109	\$45,200	5	\$1,200	
Vinyl Tile	Location .	: Along Bo ed, Extent	: Moderate, Area			3	\$8,800	
Interior Walls Cast in Place Concrete	5% Water Pene Location .		\$8,400 Extent : Light, Area	LIFE Affected	**			
Ceramic Tile	5%			2030	* *	5	\$2,700	
Concrete Masonry Unit	10%			LIFE	* *	5	\$4,400	
Gypsum Board	Location . Water Pene	: Group 4 tration, E	\$8,800 Extent : Moderate Classroom Extent : Moderate, A Classroom		-	5	\$26,200	
Ceilings		•						
AcousTileSusp.Lay-In	Location . Staining/Di	Through	\$49,200 Extent : Moderate, out . Extent : Light, Ard out Basement			5	\$15,600	
	Water Pene	tration, E	oui Basemeni Extent : Moderate, F Classroom	Area Affe	cted : 5%			

Electrical	Current Rep	pair Futu	ıre Replacement	Ma	aintenance	
System Component Type	% of Fail Date Es Total (Years)	stimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

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.

Asset #: 13413

Electrical	Current Re	oair	Futur	e Replacement	M		
System Component Type	% of Fail Date E Total (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts							
Service Equipment							
Fused Disc Sw	100%		2027	\$4,700	5	\$100	
	Other Observation, Exte		rea Affe	cted : 100%			
	Location : Electrical I						
	Explanation : Main Se	rvice Switch Rate	ed @ 12	00 Amperes			
Switchgear / Switchboard	500/		2027	¢47.700	_	¢100	
Fused Disc Sw	50%		2027	\$47,700 * *	5	\$100	
Fused Disc Sw	50%		2047	T T	5	\$100	
Raceway Conduit	70%		2027	\$25,000	1		
Conduit	70% 30%		2047	\$35,900 * *	1 1		
Panelboards	30%		2047		1		
Fused Disc Sw	10%		2043	* *	5	\$100	
Molded Case Bkrs	90%		2043	* *	5	\$600	
Wiring	9070		2043			Ψ000	
Thermoplastic	100%		2047	* *	1		
Motor Controllers	10070		2017				
Locally Mounted	100%		2032	* *	5	\$200	
Ground	10070					Ψ200	
Grounding Devices							
Generic	100%		LIFE	* *	5	\$800	
Lighting							
Interior Lighting							
Fluorescent	97%		2027	\$56,600	10	\$24,100	
	T-12 Lamps And Fixtures, Extent: Moderate, Area Affected: 100%						
	Location: Throughou	t The Building					
Fluorescent	3%		2035	* *	10	\$700	
	T-8 Lamps And Fixtures	s, Extent : Light, A	Area Aff	ected : 100%			
	Location : Kitchen						
Egress Lighting							
Emergency, Battery	50%		2032	* *	10	\$3,300	
Exit, Service	50%		2032	* *	1		
Exterior Lighting							
HID	20% Now	\$20,000	2037	* *			
	Malfunctioning, Extent	: Severe, Area Aff	ected:	100%			
	Location : Outside						
LED	1%		2035	* *			
	Other Observation, Exte		Affected	: 100%			
	Location : Front Of Th	_					
	Explanation: 2 - Led	Lights					
No Component	79%						

Alarm

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.

Electrical	Current Repair	Current Repair Future Replacement		M				
System Component Type	% of Fail Date Estim Total (Years)	ated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Alarm								
Security System								
No Component	80%							
Generic	20%	2032	* *	1	\$2,000			
	Other Observation, Extent:	Light, Area Affected	: 100%					
	Location : Hallways And C	Putside						
	Explanation: Cctv Surveil	lance Cameras						
Fire/Smoke Detection								
Generic, Digital	100%	2032	* *	1-3	\$16,700			
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Throughout The	Building						
	Explanation : Strobe Light. Detectors	s, Manual Pull Statio	ns, Alarm Bells, H	Iorns An	d Smoke			

Mechanical	Current Re	pair	Futur	e Replacement	М	aintenance			
System Component Type	% of Fail Date E Total (Years)	Stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Heating									
Energy Source									
Electricity	70%		2037	* *	1				
Natural Gas	30%		2037	* *	1				
Conversion Equipment									
Furnace	15%		2022	\$4,900	1	\$2,000			
	Not Energy Efficient, Extent : Moderate, Area Affected : 20%								
	Location: Roof								
	Other Observation, Exte	ent : Light, Area I	Affected	: 15%					
	Location: Roof								
	Explanation: 1 Roof T	Top Package Unit	t						
Furnace	15% Now	\$4,900	2037	* *	1	\$1,800			
	Abandoned in Place, Extent: Severe, Area Affected: 15%								
	Location: Roof								
Radiant Heater	70% Now	\$24,500	2027	\$81,600	2	\$7,000			
114414111111111111111111111111111111111	Not in Service, Extent:	, ,			_	Ψ7,000			
	Location: Throughout								
	Other Observation, Extent : Severe, Area Affected : 30%								
	Location : Throughout								
	Explanation : Electric Baseboard Radiation								
Air Conditioning	*								
Energy Source									
Electricity	100%		2035	* *	1				

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

Asset #: 13413

Mechanical	Cur	ent Repair	Future Replacement		Maintenance		
System Component Type	% of Fail l Total (Yes	Date Estimated Cost ars)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning Conversion Equipment Ext Pkg Unit - Heating/Cooling	15%		2022	\$26,200	2	\$300	
		t, Extent : Light, Area efficient Unit, Roof	Affected : 1	15%			
Ext Pkg Unit - Heating/Cooling	15% No	,		* *	2	\$200	
	Abandoned in Place, Extent : Severe, Area Affected : 15% Location : Roof						
Split Unit	Location: Roo	on, Extent : Light, Are f 4 New Units, R-410a	2035 ea Affected .	* *			
Split Unit	20%	on, Extent : Light, Are	2032 ea Affected .	**			
	Location : Roo Explanation :	f 2 Units, R-410a					
Split Unit	10% Not in Service, I Location : Roo	Extent : Severe, Area A	2022 ffected : 10	\$12,200			
	-	t, Extent : Light, Area	Affected : I	10%			
Terminal Devices							
Fan Coil - Cooling	10%		2022	\$20,400	1	\$900	
Fan Coil - Cool/Heat	20%		2032	* *	1	\$1,800	
Fan Coil - Cool/Heat	40%		2035	* *	1	\$3,500	
No Component	30%						
Heat Rejection							
Evap Condenser	40%		2035	* *	2	\$7,600	
Evap Condenser	20%		2032	* *	2	\$3,800	
Remote Air Cond	10%		2022	\$15,800	2	\$1,900	
No Component	30%			, ,		. ,	
Ventilation	-						
Distribution							
Ductwork/Diffusers	-	w \$22,800 tem, Extent : Severe, A ement b Side No Air F	rea Affecte	* * d : 25%	2-5	\$15,100	
Exhaust Fans							
Roof	100% No Not in Service, I Location : Roo	Extent : Severe, Area A		\$21,000	2	\$700	
Plumbing		•					
H/C Water Piping Brass/Copper	100%		2037	* *	1		
Water Heater				¢4.100		Ф200	
Electric	100%		2025	\$4,100	4	\$200	

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

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

Mechanical	Current Repair	Futur	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Total (Years)	ated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing						
Sanitary Piping						
Cast Iron	100% Now	\$1,200 LIFE	* *	1		
	Blockage /Clogged, Extent:	Moderate, Area Affe	ected : 100%			
	Location: Clogged Grease	Trap Under Kitcher	ı Sink			
Storm Drain Piping						
Cast Iron	100% Now	\$1,800 LIFE	* *	1		
	Blockage /Clogged, Extent:	Severe, Area Affecte	d : 15%			
	Location : Water Backs Up	In Basement When	It Rains			
Fixtures						
Generic	100%					
Fire Suppression						
Sprinkler						
No Component	50%					
Generic	50%	2027	\$154,500	1-2	\$3,800	
Chemical System						
Generic	100%	2020	\$25,500	1-3	\$55,000	
	Other Observation, Extent : I	Light, Area Affected				
	Location: Kitchen					
	Explanation: 1 Set					

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Print Date: 16-Sep-2016 ADMIN. FOR CHILDREN'S SERVICES - FY 2017

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

Address : 492 FIRST AVENUE BTWN: E.28 ST. - E.29 ST.

Borough : MANHATTAN Agency's Number : N/A

Area Sq Ft : 126,000 Project Type : CHILDREN'S SERVICES

Date of Survey : 15-Jun-2015 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2,5,6,ph,mz

Block : 962 Lot : 100 BIN : 1086515

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture		\$175,700
Interior Architecture	\$58,200	\$195,100
Electrical	\$107,600	
Mechanical		\$451,900
Total	\$165,800	\$822,700
Importance Code A		\$175,700
Importance Code B	\$165,800	\$510,100
Importance Code C		\$136,800
Total	\$165,800	\$822,700

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$48,000			\$27,600
Interior Architecture	\$36,400	\$18,800		\$5,400
Electrical	\$14,400	\$17,400	\$18,200	\$26,600
Mechanical	\$82,600	\$37,300	\$76,900	\$49,900
Elevators/Escalators	\$29,600	\$29,600	\$29,600	\$29,600
Total	\$211,100	\$103,100	\$124,700	\$139,100
Importance Code A	\$59,200	\$5,300	\$5,700	\$33,200
Importance Code B	\$140,400	\$97,800	\$119,000	\$105,900
Importance Code C	\$11,400			
Total	\$211,100	\$103,100	\$124,700	\$139,100



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

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

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

Asset #: 4372

Architecture	Current Repair	Future Replaceme	ent M	Maintenance	
ystem Component Type	% of Fail Date Estimate Total (Years)	ed Cost Year Estimated FY	Cost Cycle (Yrs)	Estimated Cost	Priority
xterior					
Exterior Walls	5 0/	THE	** 5	ф20.200	
Cast Stone/Terra Cotta	5% 65%	LIFE LIFE	* * 5 * * 5	\$38,300 \$63,800	
Masonry: Brick	63% Staining/Discoloring, Extent : L Location : On Penthouse			\$03,800	
Masonry: Granite	5% 0-2 \$1 Int Mortar Miss/Erod, Extent: Location: 1st Floor Various I		** 5	\$3,700	
Masonry: Limestone	10% Staining/Discoloring, Extent: L Location: Various Locations	LIFE Light, Area Affected : 25%	** 5	\$7,400	
Metal Panel	15%	2046	** 5-10	\$101,200	
Windows					
Aluminum	95%	2042	* * 5	\$26,100	
Metal Louvers	5%	2035	** 10	\$8,600	
Parapets Masonry: Brick	80%	LIFE	** 5	\$6,800	
Masonry: Limestone	20%	LIFE	** 5	\$2,100	
Roof	2070	LII L		Ψ2,100	
IRMA/Protected Membrane	10% Now \$1 Miss/Damaged Flashings, Exter Location: Section Over 6th F		* * 10%		
Metal Panel	50% Now \$ Broken/Missing Elements, Extent Location: Penthouse Roof	88,200 2039 nt : Moderate, Area Affected :	**		
Modified Bitumen	40% Now \$1 Miss/Damaged Flashings, Exter Location: Throughout Water Penetration, Extent: Mo Location: Over 6th Floor	-	* * 10%		
terior					
Floors	10/	2025 022	200 2	¢2.700	
Carpet Cast in Place Concrete	1% 5% 2-4 \$	2025 \$22 69,100 LIFE	,300 3 ** 5	\$2,700 \$19,600	
Cast III Flace Concrete	Cracking/Crumbling, Extent: L Location: Throughout	,	3	φ19,000	
Ceramic Tile	5% 0-2 \$ Jnt Mortar Miss/Erod, Extent: Location: Bathrooms And To	==	** 5	\$4,500	
	5% 2-4 \$	67,400 LIFE	** 5	\$6,700	
Granite Panels	Cracking/Crumbling, Extent : L Location : Throughout	*			
Granite Panels Sheet Vinyl/Rubber	Cracking/Crumbling, Extent : L	*	** 5	\$10,800	

 $[\]label{lem:maintenance} \textit{Maintenance} \ \textit{\$ 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.

Asset #: 4372

Architecture	Current Repair Futur		e Replacement	Maintenance				
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Concrete Masonry Unit	5%	2-4	\$11,400	LIFE	* *	5	\$4,200	
	Cracking/0	Crumbling,	Extent: Light, Are	ea Affecte	ed : 10%			
	Location	: Through	out					
Glass: Single Pane	5%			LIFE	* *	5	\$7,900	
Gypsum Board	75%			LIFE	* *	5	\$94,700	
Masonry: Brick	10%			LIFE	* *			
Wood	5%			LIFE	* *	5	\$42,100	
Ceilings								
AcousTileSusp.Lay-In	65%			2039	* *	5	\$116,500	
	Staining/D	iscoloring,	Extent : Light, Are	ea Affecte	ed : 5%			
	Location	: Various	Locations Through	out				
Exposed Struc: Steel	10%			LIFE	* *			
Gypsum Board	15%			LIFE	* *	5	\$33,600	
Masonry: Infill Arch	5%			LIFE	* *			
Metal Panel	5%			LIFE	* *	5	\$11,200	

ectrical	Current Repai	r Future	Replacement	Maintenance		
tem Component Type	% of Fail Date Esti Total (Years)	mated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
ler 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2046	* *	5	\$500	
	Other Observation, Extent	: Light, Area Affected :	100%			
	Location : Electrical Roc	om .				
	Explanation : 2- Electric	al Services Rated @ 400	00 Amps And 300	0 Amps		
Transformers						
Dry Type	100%	2039	* *	5	\$500	
	Other Observation, Extent	: Light, Area Affected :	100%			
	Location: Basement Ana	6th Floor				
	Explanation: (4) 45kva S	Step-up Transformers F	or Elevators			
Switchgear / Switchboard						
Fused Disc Sw	100%	2046	* *	5	\$500	
Raceway						
Conduit	100%	2046	* *	1		
Panelboards						
Fused Disc Sw	20%	2042	* *	5	\$600	
Molded Case Bkrs	80%	2042	* *	5	\$2,700	
Wiring					·	
Thermoplastic	100%	2046	* *	1		
Motor Controllers						
Locally Mounted	100%	2039	* *	5	\$800	

Ground

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.

Asset #: 4372

Electrical	Current Repair	Future Repla	Future Replacement		Maintenance			
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estim	ated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Ground								
Grounding Devices								
Generic	100%	LIFE	* *	5	\$1,900			
	Other Observation, Extent : Light, Are	a Affected: 100%)					
	Location : Basement Explanation : Located In Steam Room	***						
tand-by Power	Explanation . Localea in Sleam Room	TI .						
Transfer Switches								
Automatic	100%	2039	* *	1	\$38,800			
Generators					. ,			
Diesel	100%	2035	* *	1	\$48,800			
	Other Observation, Extent : Light, Are	a Affected : 100%	ó					
	Location: Penthouse							
	Explanation : 500 Kva Diesel Genero	ator						
Batteries Lead/Acid	800/	2020	¢1 200	F	¢2.700			
Lead/Acid	80% Other Observation Extent: Light Are	2020 a Affacted : 100%	\$1,200	5	\$3,700			
	Other Observation, Extent : Light, Area Affected : 100% Location : 6th Floor							
	Explanation : Penthouse							
Lead/Acid	20%	2020	\$300	5	\$900			
Lead/Tela	Other Observation, Extent : Light, Are			3	Ψλου			
	Location : 6th Floor							
	Explanation: Load Bank For Testing	3						
Fuel Storage								
Day Tank	30%	2042	* *	5	\$6,700			
	Other Observation, Extent : Light, Are	a Affected : 100%	ó					
	Location: Penthouse							
	Explanation: 200 Gallons							
Main Tank	70%	2054	* *	5	\$2,500			
	Other Observation, Extent : Light, Are Location : Basement	a Affected : 100%)					
	Explanation: 2000 Gallons							
Lighting	Explunation : 2000 Gailons							
Interior Lighting								
Fluorescent	98%	2031	* *	10	\$107,600			
	Motion Sensors in Use, Extent : Light, Location : Throughout	Area Affected : 1	00%					
	T-8 Lamps And Fixtures, Extent: Light, Area Affected: 100%							
	Location: Throughout							
	Other Observation, Extent : Light, Are Location : Throughout The Building	a Affected : 100%	ó					
	Explanation: Daylighting Control							
HID	2%	2031	* *	10	\$100			
Egress Lighting								
Emergency, Service	50%	2031	* *	1				
Exit, LED	50%	2054	* *	1				

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

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

Asset #: 4372

Electrical	Current Repair	Future Repla	cement	Maintenance		
System Component Type	% of Fail Date Estimated C Total (Years)	ost Year Estima FY	ated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting						
Exterior Lighting						
Fluorescent	100%	2031	* *	10	\$11,500	
	Other Observation, Extent: Light, A	Area Affected : 100%				
	Location: Exterior					
	Explanation: Photocell Control					
Lightning Protection						
Arresters/Cabling						
Generic	100%	2054	* *	5	\$800	
Alarm						
Security System						
No Component	25%					
Generic	75%	2031	* *	1	\$35,300	
	Other Observation, Extent: Light, A	Other Observation, Extent : Light, Area Affected : 100%				
	Location: Throughout					
	Explanation : Cameras And Card	Reader Access Contr	col			
Fire/Smoke Detection						
No Component	70%					
Generic	30%	2034	* *	1-3	\$23,300	

Mechanical		Current R	epair	Futur	Future Replacement		aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
eating								
Energy Source								
Utility Steam	100%			2036	* *	1		
Conversion Equipment								
Heat Exchanger	90%	Now	\$11,200	2039	* *	1	\$47,900	
_	Leak Evid	ent, Extent :	Moderate, Area A	Affected :	5%			
	Location	: Basement	t .					
	Other Obs	ervation, E	xtent : Light, Area	Affected	: 100%			
		: Basement	-	55				
	Explana	tion : 2 Uni	ts - One Needs Imr	nediate F	Repair			
Pres. Reducing Valve/LP	10%			2035	* *	5	\$700	
Steam								
•	Other Obs	ervation, E	xtent : Light, Area	Affected	: 100%			
	Location	: Basement	t					
	Explana	tion : 2 Stag	ge .					
Distribution								
Hot Wtr Piping/Pump	100%			2042	* *	4	\$8,900	
Terminal Devices								
Air Handler	30%			2031	* *	1	\$22,200	
Convector/Radiator	10%			2039	* *	1	\$3,900	
Fan Coil Unit/Heat	60%			2031	* *	1	\$23,200	
ir Conditioning								
Energy Source								
Electricity	100%			2042	* *	1		

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

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

Asset #: 4372

Mechanical		Current l	Repair	Future Replacement Maintenance				
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
ir Conditioning								
Conversion Equipment								
Centrifugal, Elec Chiller				2035	* *	1	\$116,600	
			tent : Light, Area A	ffected :	100%			
		n : Chiller						
			Extent : Light, Area	Affected	: 100%			
		n : Basemen						
	-		lti Stack Chillers					
Split Unit	10%			2031	* *			
Distribution								
Chilled Wtr Pipe/Pump	100%			2046	* *	4	\$8,900	
Terminal Devices						_	.	
Air Handler/Cool/Ht	30%			2031	* *	1	\$22,200	
Fan Coil - Cool/Heat	70%			2031	* *	1	\$27,100	
Heat Rejection								
Water Cooling Tower	100%		\$33,600	2024	\$335,600	2	\$96,400	
	_		ight, Area Affected	: 10%				
	Location	ı:Roof						
entilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$66,800	
Exhaust Fans	0.004			2026	0115300	•	Φ2 200	
Interior	90%			2026	\$116,300	2	\$3,300	
Roof	10%			2026	\$9,300	2	\$400	
lumbing								
H/C Water Piping	1.000/			2026	* *	1		
Brass/Copper	100%			2036	* *	1		
HW Heat Exchanger	1.000/			2026	* *		ф11 000	
Low Temp	100%			2036	* *	4	\$11,800	
Sanitary Piping	1.000/			LIEE	ታ ታ	1		
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping	1000/			LIPP	* *	1		
Cast Iron	100%			LIFE	de de	1		
Sump Pump(s)	1000/			2021	* *	4	¢2.500	
Rigid Piping	100%			2031	de de	4	\$2,500	
Pool Filter/Treatment	1000/							
Not Accessible	100%		Entant Light Anga	Affected	. 00/			
			Extent : Light, Area and Area Of Roof	Ајјестеа	. 070			
		n . F taygrot ttion : Foun						
Backflow Preventer	Елриана	nion . Foun	iuiris					
Generic	100%			2034	* *	1	\$7,300	
	100%			2034		1	φ7,300	
Fixtures Generic	100%							
OCHCIIC	100%							
	Obsolata	Firturas E.	ctent : Moderate, A	raa Affa	etad · 5%			

Vertical Transport

 $[\]label{lem:maintenance} \textit{Maintenance} \ \textit{\$ 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.

Asset #: 4372

Mechanical	Current Repa	ir Futur	e Replacement	Maintenance				
System Component Type	% of Fail Date Est Total (Years)	timated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Vertical Transport								
Elevators								
Geared Traction	80%	LIFE	* *					
	Other Observation, Exten	t : Light, Area Affected	: 100%					
	Location: Basement to	6th Floor						
	Explanation: 4 Passens	ger Units						
Hydraulic	20%	LIFE	* *					
•	Other Observation, Exten	Other Observation, Extent : Light, Area Affected : 20%						
	Location: Basement to	1st Floor						
	Explanation : 1 Freight							
Fire Suppression								
Standpipe								
Generic	100%	2046	* *	1-5	\$60,400			
Sprinkler								
Generic	100%	2046	* *	1-2	\$33,500			
Fire Pump								
Generic	100%	2035	* *	1	\$22,400			

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Print Date: 16-Sep-2016 ADMIN. FOR CHILDREN'S SERVICES - FY 2017

Asset Name : RICHMOND EARLY LEARNING CENTER
Address : 159 BROADWAY @ HENDERSON AVE.

Borough : STATEN ISLAND Agency's Number : N/A

Area Sq Ft : 6,500 Project Type : CHILDREN'S SERVICES

Date of Survey : 07-Jul-2014 Landmark Status : NONE

Areas Surveyed : Basement, Floors 1,2

Block : 174 Lot : 6 BIN : 5004830

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Electrical		\$47,700
Mechanical		\$43,200
Total		\$90,900
Importance Code B		\$90,900
Total		\$90,900

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$21,700			
Interior Architecture	\$9,200	\$500		\$1,100
Electrical	\$600	\$400	\$7,100	\$600
Mechanical	\$14,100	\$4,300	\$9,300	\$4,200
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$49,500	\$9,100	\$20,400	\$10,000
Importance Code A	\$23,700	\$200	\$500	\$200
Importance Code B	\$22,700	\$8,700	\$19,900	\$9,800
Importance Code C	\$3,100	\$200		
Total	\$49.500	\$9.100	\$20,400	\$10,000



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.

Asset #: 13414

rchitecture		Current l	Repair	Futur	e Replacement	М	aintenance	
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior								
Exterior Walls								
Cast in Place Concrete	3%			LIFE	* *	5	\$700	
Concrete Masonry Unit	30%		\$2,700	LIFE	* *	5	\$800	
		netration, E 1 : Through	xtent : Light, Area out	Affected	: 5%			
Masonry: Brick	67%	Now	\$8,900	LIFE	* *	5	\$3,000	
		netration, E n : Through	xtent : Light, Area out	Affected	: 20%			
Windows								
Aluminum	100%			2047	* *	5	\$1,100	
Parapets Metal: Cage/Fence	100%			2042	* *	5-10	\$9,400	
Roof	10070			2042		3 10	Ψ2,400	
Modified Bitumen	100%		\$10,000	2033	* *			
	Water Per	etration, E	xtent : Moderate, A	rea Affe	cted : 20%			
	Location	: Through	out					
erior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	\$1,100	
Ceramic Tile	5%			2034	* *	5	\$500	
Vinyl Tile	90%			2030	* *	3	\$4,500	
Interior Walls								
Ceramic Tile	5%			2034	* *	5	\$400	
Concrete Masonry Unit	10%			LIFE	* *	5	\$400	
Gypsum Board	85%		\$3,100	LIFE	* *	5	\$4,500	
		Crumbling, a: Through	Extent : Light, Are	ea Affecto	ed : 5%			
	Water Per		xtent : Light, Area	Affected	: 10%			
Ceilings AcousTileSusp.Lay-In	100%			2038	* *	5	\$10,000	

Electrical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Under 600 Volts				
Switchgear / Switchboard				
Fused Disc Sw	100%	2025 \$47,700	5	
	Other Observation, Extent: Moderate, A	Area Affected : 100%		
	Location : Electrical Room			
	Explanation: 2-400 Amperes And 6-	200 Amperes Main Service	Switches	
Raceway				
Conduit	30%	2025 \$4,100	1	
Conduit	70%	2045 **	1	

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.

Asset #: 13414

Electrical	Current Repair	Future Rep	olacement	Maintenance		
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year Esti FY		Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts			•			
Panelboards						
Fused Disc Sw	5%	2041	* *	5		
Molded Case Bkrs	10%	2024	\$2,200	5		
Molded Case Bkrs	85%	2041	* *	5	\$100	
Wiring						
Thermoplastic	90%	2045	* *	1		
Thermoplastic	10%	2025	\$1,800	1		
Motor Controllers						
Locally Mounted	100%	2038	* *	5		
Ground						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$100	
Lighting						
Interior Lighting						
Fluorescent	5%	2030	* *	10	\$300	
	Compact Fluorescent Light, Location : Lobby	Extent : Moderate, Area A	Affected : 100%			
Fluorescent	90%	2030	* *	10	\$5,500	
	T-8 Lamps And Fixtures, Ex Location : Throughout The		ected : 100%		. ,	
Fluorescent	5%	2025	\$700	10	\$300	
	T-12 Lamps And Fixtures, E Location : Ramp	Extent : Moderate, Area Afj	fected : 100%			
Egress Lighting						
Emergency, Battery	50%	2030	* *	10	\$800	
Exit, Service	50%	2030	* *	1		
Exterior Lighting						
HID	100%	2030	* *	10		
Alarm						
Security System						
No Component	70%					
Generic	30%	2030	* *	1	\$700	
	Other Observation, Extent : Location : Hallways And (: 100%			
	Explanation: Intrusion Al	larm And C C T V Camero	ı			
Fire/Smoke Detection						
Generic, Digital	100%	2030	* *	1-3	\$4,100	
-	Other Observation, Extent:	Moderate, Area Affected .	: 100%			
	Location: Throughout Th	e Building				
	Explanation: Strobe Ligh	t Manual Pull Stations Sr	noke Detector	nd Ala	ırm Rolls	

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

Heating

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

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

Asset #: 13414

Mechanical		Current Repair			e Replacement	Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source	200/			20.45	ታ ታ	4		
Electricity	30%			2045	* *	1		
Natural Gas	70%			2045	* *	1		
Conversion Equipment	500/	Now	\$400	2020	* *	1	¢1 500	
Furnace	50% Malfuncti	Now	\$400 nt : Moderate, Area	2030		1	\$1,500	
	-	_	ni . Moderale, Area iit Serving The Upp			hlv		
		-	Extent : Light, Area		=	ory		
	Location		meni . Eigni, mea i	1)Jeereu	. 5070			
		tion : 2 Un	its					
Radiant Heater	25%			2030	* *	2	\$800	
Radiant Heater	25%	Now	\$1,400	2025	\$7,200	2	\$600	
Radiant Heater			oderate, Area Affec			2	φοσο	
	_		out, Defective Heat					
Air Conditioning			, .g					
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Ext Pkg Unit -	100%			2025	\$43,200	2	\$400	
Heating/Cooling					, ,			
	Other Obs	ervation, E	Extent : Light, Area	Affected	: 100%			
	Location	: Roof						
	Explana	tion : 2 Un	its					
Ventilation								
Distribution								
Ductwork/Diffusers	10%		\$5,700	LIFE	* *	2-5	\$400	
	_		Extent : Severe, Area	ı Affecte	d : 100%			
	Location	: Kitchen						
Ductwork/Diffusers	90%			LIFE	* *	2-5	\$3,400	
Exhaust Fans								
Roof	100%			2030	* *	2	\$200	
Plumbing								
H/C Water Piping								
Brass/Copper	100%	Now	\$1,000	2045	* *	1		
	_		ight, Area Affected :					
	Locatior Be Leaki		ıt, Hair-line Reporte	ea On M	ain, Water Main S	hut-off V	alve Appears To	
Water Heater	De Leuki	ng						
Electric	100%			2023	\$1,000	4	\$100	
Sanitary Piping	10070			2023	Ψ1,000	•	Ψ100	
Cast Iron	5%	Now	\$700	LIFE	* *	1		
Cust Hon			Extent : Moderate, A		ected : 100%	•		
	_		Discharge Line Fro			Весоте	Clogged Due To	
			ine, Client Fears Th		-			
Cast Iron	95%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		

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.

Asset #: 13414

Mechanical	Current Repair	Future Re	placement	M	aintenance	
System Component Type	% of Fail Date Estimated Total (Years)	l Cost Year Est FY	imated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing						
Sewage Ejector(s)						
Electric	100%	2030	* *	4	\$2,500	
Fixtures						
Generic	100%					
Vertical Transport						
Elevators						
Hydraulic	100%	LIFE	* *			
	Other Observation, Extent : Ligh	t, Area Affected : 10	0%			
	Location: B-2					
	Explanation: 1 Unit					
Fire Suppression						
Sprinkler						
Generic	100%	2045	* *	1-2	\$1,900	
Chemical System						
Generic	100%	2023	\$25,500	1-3	\$50,600	
	Other Observation, Extent : Mod	lerate, Area Affected	: 100%			
	Location: Kitchen					
	Explanation : The System's Yea	ırly Inspection Is Pas	st Due			

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Print Date: 16-Sep-2016 ADMIN. FOR CHILDREN'S SERVICES - FY 2017

Asset Name : STRONG PLACE DAY CARE CENTER ALONZO DAUGHTRY DAY CARE CENTER

Address : 333 SECOND STREET BTWN: 4 AVE., 5 AVE.

Borough : BROOKLYN Agency's Number : N/A
Program / Asset # : ACS0002.000 / 13412 Yr Built/Renovated : 2000 /

Area Sq Ft : 11,200 Project Type : CHILDREN'S SERVICES

Date of Survey : 08-Jul-2014 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1,2

Block : 969 Lot : 52 BIN : 3346912

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Interior Architecture		\$206,400
Electrical		\$41,300
Mechanical		\$64,900
Total		\$312,600
Importance Code B		\$312,600
Total		\$312,600

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$69,300		\$1,000	\$1,400
Interior Architecture	\$13,600	\$1,900		\$1,300
Electrical	\$400	\$300	\$10,600	\$500
Mechanical	\$4,400	\$4,800	\$35,200	\$4,800
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$91,700	\$10,900	\$50,700	\$12,100
Importance Code A	\$69,700	\$400	\$1,400	\$1,900
Importance Code B	\$21,900	\$9,000	\$49,300	\$10,200
Importance Code C		\$1,500		
Total	\$91,700	\$10,900	\$50,700	\$12,100



 $[\]label{lem:maintenance} \textit{Maintenance} \ \textit{\$ 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.

Asset #: 13412

Architecture	Current Repair Future Replacemen			e Replacement	nt Maintenance			
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior								
Exterior Walls	0.004		#22.200		de de	_	410.300	
Masonry: Brick Cavity	Location Graffiti, E Location Jnt Morta	n Jnt Failur n : Facade s extent : Moo n : Street Fo r Miss/Eroo	l, Extent : Moderat	ed : 10%		5	\$18,200	
		: Window	Sills					
Masonry: Granite	5%			LIFE	* *	5	\$800	
Pre-Cast Concrete	5%			LIFE	* *	5	\$3,300	
Windows Aluminum	100%			2041	* *	5	\$2,900	
Parapets	100/0			2071			Ψ2,700	
Concrete Masonry Unit	85%			LIFE	* *	5	\$4,000	
Metal Panel	12%			2045	* *	5	\$1,900	
Metal: Cage/Fence	3%			2038	* *	5-10	\$1,000	
Roof								
Metal Panel	25%			2038	* *	10	\$9,300	
Modified Bitumen	Location Broken/M Location Drains Inc Location Miss/Dam Location Ponding, Location Seams Op Location Water Pen	Extent: Sevent: Through It issing Elem It is Rooftop It is Through It is	ents, Extent : Mod Hvac Units , Extent : Moderate out ings, Extent : Mod out derate, Area Affect out tent : Severe, Area	erate, Ar e, Area A erate, Ar eed : 40% Affected	ffected : 100% rea Affected : 20% 6 1 : 40% cted : 10%			1
Floors Ceramic Tile	5%			2034	* *	5	\$800	
Quarry Tile	5% 5%			2034	* *	5	\$1,200	
Sheet Vinyl/Rubber	25% Seams Op Location	ı : Public C	\$5,900 stent : Moderate, A forridors stent : Moderate, A	2025 rea Affec		5	\$3,100	
Vinyl Tile	65% Cracking/	2-4 Crumbling, 1: Through	\$4,400 Extent : Light, Are	2025 ea Affect	\$88,100 ed: 10%	3	\$4,000	

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.

Asset #: 13412

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	10%			2034	* *	5	\$3,000	
Concrete Masonry Unit	5%			LIFE	* *	5	\$600	
Gypsum Board	85%			LIFE	* *	5	\$15,100	
Ceilings								
AcousTileSusp.Lay-In	73%	Now	\$1,900	2038	* *	5	\$6,000	
	Water Per	etration, E.	xtent : Moderate, A	rea Affe	cted : 10%			
	Location	: Rooms 2	03 And 206					
Exposed Struc: Steel	2%			LIFE	* *			
Gypsum Board	25%	0-2	\$800	LIFE	* *	5	\$5,100	
••	Water Per	etration, E	xtent : Moderate, A	rea Affe	cted : 10%			
	Location	: Roof Sta	ir					

Electrical	Current Repair	Future Replac	ement	Maintenance				
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Estima FY	ted Cost	Cycle (Yrs)	Estimated Cost	Priority		
Under 600 Volts								
Service Equipment				_				
Fused Disc Sw	100%	2045	* *	5				
	Other Observation, Extent : Mode	rate, Area Affected : 10	0%					
	Location : Electrical Room							
	Explanation : Main Service Swit	ch Rated @ 800 Amper	es					
Switchgear / Switchboard								
Fused Disc Sw	100%	2045	* *	5				
Raceway								
Conduit	100%	2045	* *	1				
Panelboards								
Fused Disc Sw	2%	2041	* *	5				
Molded Case Bkrs	98%	2041	* *	5	\$300			
Wiring								
Thermoplastic	100%	2045	* *	1				
Motor Controllers								
Locally Mounted	100%	2038	* *	5	\$100			
Ground								
Grounding Devices								
Generic	100%	LIFE	* *	5	\$200			
	Other Observation, Extent: Mode	rate, Area Affected : 10	0%					
	Location: Basement							
	Explanation: Water Main							
Lighting								
Interior Lighting								
Fluorescent	100%	2030	* *	10	\$10,300			
	Other Observation, Extent: Mode	Other Observation, Extent : Moderate, Area Affected : 100%						
	Location: Throughout The Build	ling						
	Explanation: T-8 Lamps							

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.

Asset #: 13412

Electrical	Current Repair	Future Re	eplacement	М	v		
System Component Type	% of Fail Date Estimate Total (Years)	d Cost Year Est	timated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Lighting							
Egress Lighting							
Exit, LED	100%	2053	* *	1			
Exterior Lighting							
HID	100%	2025	\$41,300	10			
Alarm							
Security System							
No Component	70%						
Generic	30%	2030	* *	1	\$1,300		
	Other Observation, Extent : Moderate, Area Affected : 100%						
	Location : Throughout The Bu	ilding					
	Explanation: Intrusion Alarm	System					
Fire/Smoke Detection							
No Component	70%						
Generic, Analog	30%	2030	* *	1-3	\$2,100		
_	Other Observation, Extent : Moderate, Area Affected : 100%						
	Location : Throughout The Bu	ilding					
	Explanation: Strobe Lights, M.	Ianual Pull Station A	nd Smoke Det	ectors			

Mechanical	Current R	epair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source							
Natural Gas	100%		2045	* *	1		
Conversion Equipment							
Furnace	80%		2025	\$10,700	1	\$4,400	
	Other Observation, Ex	tent : Light, Area A	ffected	: 80%			
	Location: Roof						
	Explanation: 6 Exte	rnal Package Units					
Not Accessible	20%						
Distribution							
Hot Wtr Piping/Pump	20%		2033	* *	4	\$100	
No Component	80%						
Terminal Devices							
Convector/Radiator	20%		2030	* *	1	\$700	
No Component	80%						
Air Conditioning							
Energy Source							
Electricity	100%		2033	* *	1		

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.

Asset #: 13412

Mechanical	Current Repair F			Future Replacement		Maintenance	
System Component Type		ail Date Estimated C Years)	ost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning							
Conversion Equipment Reciprocating	10%		2025	\$3,700	1	\$500	
Compr/Chiller Ext Pkg Unit - Heating/Cooling	90%		2025	\$64,900	2	\$600	
Heating/Cooling	Other Observ Location : F	vation, Extent : Light, A Roof	Area Affected	: 100%			
		n : 6 Package Units, R-	-22				
Terminal Devices	•	<u> </u>					
Direct Expansion No Component	10% 90%		2025	\$3,400	1		
Heat Rejection							
Remote Air Cond No Component	10% 90%		2025	\$6,500	2	\$800	
Ventilation							
Distribution	1000/		LIDE	ale ale	2.5	Φ. 6. 2000	
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$6,200	
Exhaust Fans Roof	100%		2025	\$8,700	2	\$300	
Plumbing							
H/C Water Piping Brass/Copper	100%		2035	* *	1		
Water Heater Gas Fired	100%		2023	\$2,500	2	\$200	
Sanitary Piping Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping Cast Iron	100%		LIFE	* *	1		
Backflow Preventer Generic	100%		2025	\$1,100	1	\$700	
Fixtures Generic	100%						
Vertical Transport							
Elevators							
Hydraulic	100%	vation, Extent : Light, A	LIFE	**			
	Location :		11еи <i>А</i> јјестеа	. 10070			
	Explanation						
Fire Suppression	_P						
Sprinkler							
No Component	95%						
Generic	5%		2035	* *	1-2	\$200	
Chemical System Generic	100%		2020	\$25,500	1-3	\$50,600	

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

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