

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
Program / Asset # : ACS0005.000 / 13415 **Yr Built/Renovated** : 1997 / 2010
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 B	\$25,900	\$9,500	\$58,700	\$47,300
Importance Code C		\$1,000		
Total	\$51,900	\$11,400	\$63,800	\$48,100



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

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

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

ADMIN. FOR CHILDREN'S SERVICES - 068
B ABOVE CHILD CARE CENTER
Asset # : 13415

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	Priority
Exterior								
Exterior Walls								
Masonry: Brick Cavity	93%	Now	\$48,400	LIFE	**	5	\$26,400	
	<i>Graffiti, Extent : Light, Area Affected : 15%</i>							
	<i>Location : Throughout</i>							
	<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : At Grade And Window Openings Throughout</i>							
	<i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Throughout</i>							
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	
	<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 15%</i>							
	<i>Location : Window Openings</i>							
Glass Block	5%	Now	\$900	LIFE	**	5	\$100	
	<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Floor Landing Between 1-2 - Main Stair</i>							
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	
	<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Coping Stones Throughout</i>							
	<i>Vegetation Growth, Extent : Moderate, Area Affected : 40%</i>							
	<i>Location : Throughout</i>							

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Asset # : 13415

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								
Built-Up (BUR)	40%	Now	\$9,000	2025	\$45,000			
<i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof Deck Above 1st Floor</i>								
<i>Gravel/Slag Surface, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over Second Floor</i>								
<i>Ponding, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : At Roof Drains</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Near Roof Access Doors From 2nd Floor</i>								
Metal Panel	25%	Now	\$1,400	2030		**		
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Pitched Roofs Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : SE Corner Of Pitched Roof Above Main Entrance. Leak Into Entry Vestibule.</i>								
Modified Bitumen	33%	Now	\$2,400	2030		**		
<i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof Deck Above 2nd Floor</i>								
<i>Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Downspout On 2nd Floor Roof Deck</i>								
Single Ply Membrane	2%	Now	\$1,700	2035		**		
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Over Main Stair</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Over Main Stair</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Over Main Stair</i>								
<i>Explanation : Temporary Roof Membrane</i>								
Interior								
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	
<i>Patching Evident, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 15%</i>								
<i>Location : 1st Floor Classroom - South Of Main Stair</i>								
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	

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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								
AcousTileConcealSpLn	15%			2030	**	5	\$5,000	
AcousTileSusp.Lay-In	72%	0-2	\$7,600	2030	**	5	\$9,600	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Main Vestibule, 2nd Floor Office</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 2nd Floor Office - Opposite Main Stair</i>								
Exposed Struc: Steel	3%			LIFE	**			
Gypsum Board	10%	0-2	\$2,600	LIFE	**	5	\$3,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Stair Landing Between Floors 1-2</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Stair Landing Between Floors 1-2</i>								

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%			2035	**	5	\$500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : No Nameplate Ratings On The Service Switch</i>								
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	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Water Main</i>								

Lighting

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System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Interior Lighting Fluorescent	90%			2030	**	10	\$14,700	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : T- 8 Lamps</i>						
Fluorescent	10%			2030	**	10	\$1,600	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : Compact Fluorescent Lamps</i>						
Egress Lighting Exit, Service	50%			2033	**	1		
Exit, Battery	50%			2033	**	10	\$600	
Exterior Lighting Fluorescent	20%			2025		10	\$300	
HID	80%			2025		10		
Alarm								
Security System No Component	80%							
Generic	20%			2025		1	\$1,300	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : 1st Floor And Hallways</i>						
		<i>Explanation : Intrusion Alarm, (1) CCTV</i>						
Fire/Smoke Detection No Component	80%							
Generic, Analog	20%			2025		1-3	\$2,200	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : 1st Floor</i>						
		<i>Explanation : Electronic Main Control Panel</i>						

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source Natural Gas	100%			2035	**	1		
Conversion Equipment Furnace	60%			2025	\$12,700	1	\$5,300	
		<i>Other Observation, Extent : Light, Area Affected : 60%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : 6 Roof Mounted Units</i>						
Hot Water Boiler	40%			2030	**	1	\$3,500	
		<i>Other Observation, Extent : Light, Area Affected : 40%</i>						
		<i>Location : Basement Boiler Room</i>						
		<i>Explanation : 1 Unit</i>						

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Mechanical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Distribution								
Hot Wtr Piping/Pump	40%	Now	\$700	2033	**	4	\$400	
<i>Other Observation, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Boiler Room, Basement</i>								
<i>Explanation : Hw Supply Pump Is Not Working</i>								
No Component	60%							
Terminal Devices								
Convactor/Radiator	40%			2030	**	1	\$2,300	
No Component	60%							
Air Conditioning								
Energy Source								
Electricity	100%			2033	**	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	100%			2025	\$114,400	2	\$1,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 6 Units</i>								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$9,900	
<i>Other Observation, Extent : Severe, Area Affected : 7%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Insulation Damage</i>								
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								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : B-2</i>								
<i>Explanation : One Unit</i>								

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ADMIN. FOR CHILDREN'S SERVICES - 068
B ABOVE CHILD CARE CENTER
Asset # : 13415

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
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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ADMIN. FOR CHILDREN'S SERVICES - 068
BLANCHE COMMUNITY DAY CARE CTR.
Asset # : 13416

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	65%	Now	\$33,800	LIFE	**	5	\$22,900	
<i>Water Penetration, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Metal/Glass Curt Wall	20%	Now	\$21,900	LIFE	**	5	\$13,200	
<i>Repairs in Progress, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Metal Panel	5%	Now	\$600	2046	**	5	\$3,300	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Metal: Cage/Fence	10%			2039	**	5	\$15,400	
Windows								
Aluminum	100%	4+	\$18,300	2042	**	5	\$4,500	
<i>Weather Strip Missing, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Parapets								
Concrete Masonry Unit	50%			LIFE	**	5	\$2,600	
Masonry: Brick	45%			LIFE	**	5	\$2,000	
Metal: Cage/Fence	5%	4+	\$400	2031	**	5	\$700	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Roof								
Metal Panel	10%			2046	**	10	\$3,000	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Modified Bitumen	90%			2031	**	10	\$14,500	
Interior								
Floors								
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	85%	Now	\$15,700	2031	**	3	\$7,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
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	

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ADMIN. FOR CHILDREN'S SERVICES - 068
BLANCHE COMMUNITY DAY CARE CTR.
Asset # : 13416

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%			2046	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 800 Amps Main Disconnect Switch</i>								
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								
Grounding Devices								
Generic	100%			LIFE	**	5	\$200	
Lighting								
Interior Lighting								
Fluorescent	95%			2031	**	10	\$14,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	5%			2031	**	10	\$800	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Lobby And Hallway</i>								
Egress Lighting								
Emergency, Battery	50%			2031	**	10	\$2,000	
Exit, Service	50%			2031	**	1		
Exterior Lighting								
HID	100%			2031	**	10	\$100	
Alarm								
Security System								
No Component	70%							
Generic	30%			2031	**	1	\$1,900	
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2031	**	1-3	\$3,100	

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

Heating

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BLANCHE COMMUNITY DAY CARE CTR.
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Mechanical System Component Type	Current Repair			Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2046	**	1		
Conversion Equipment								
Hot Water Boiler	50%			2039	**	1	\$4,100	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : One Unit</i>						
No Component	50%							
		<i>Other Observation, Extent : Light, Area Affected : 0%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : Equipment Accounted For Under The Cooling Section Of This Report</i>						
Distribution								
Hot Wtr Piping/Pump	100%			2042	**	4	\$1,200	
Terminal Devices								
Convactor/Radiator	50%			2039	**	1	\$2,700	
No Component	50%							
Air Conditioning								
Energy Source								
Electricity	100%			2042	**	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	15%	0-2	\$16,000	2036	**	2	\$100	
		<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Roof, 1 Of 6 Defective Packaged Rooftop Unit</i>						
Ext Pkg Unit - Heating/Cooling	85%			2026	\$90,500	2	\$900	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$9,200	
Exhaust Fans								
Roof	100%			2026	\$12,800	2	\$500	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2046	**	1		
Water Heater								
Gas Fired	100%			2021	\$3,800	2	\$200	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Rigid Piping	100%			2026	\$10,800	4	\$2,500	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Boiler Room</i>						
		<i>Explanation : Pumps Require Maintenance</i>						

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

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

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

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

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
Program / Asset # : HRA0049.010 / 54 **Yr Built/Renovated** : 1965 / 2012
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



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

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

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

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

Asset # : 54

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	98%	Now	\$22,200	LIFE	**	5	\$3,800	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Slate Panels	2%	Now	\$3,900	LIFE	**	5	\$100	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Window Sills</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Window Sills</i>								
Windows								
Aluminum	100%			2040	**	5	\$700	
Parapets								
Masonry: Brick	95%			LIFE	**	5	\$700	
Masonry: Limestone	5%			LIFE	**	5		
Roof								
Modified Bitumen	100%			2032	**	10	\$3,900	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout, 2012</i>								
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$700	
Ceramic Tile	5%			2037	**	5	\$300	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : First And Second Floor Bathrooms, 2012</i>								
Vinyl Tile	90%			2032	**	3	\$2,000	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout First And Second Floor, 2012</i>								
Interior Walls								
Concrete Masonry Unit	70%			LIFE	**	5	\$1,800	
<i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout Basement, 2012</i>								
Plaster	30%			LIFE	**	5	\$600	
Ceilings								
Plaster	100%			LIFE	**	5	\$3,700	

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%			2044	**	5		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 400 Amps Main Disconnect Switch</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2044	**	5		

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

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

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

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

Asset # : 54

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	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	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : T-12 Lamps</i>						
Fluorescent	30%			2032	* *	10	\$1,100	
		<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
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								
Generic	100%			2029	* *	1-3	\$2,500	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
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%			2034	* *	1		

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

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

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

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

Asset # : 54

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Conversion Equipment								
Hot Water Boiler	100%			2029	**	1	\$2,000	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : 1 Gas Fired Modular Hot Water Boiler</i>						
Distribution								
Hot Wtr Piping/Pump	100%			2032	**	4	\$200	
Terminal Devices								
Convactor/Radiator	100%			2029	**	1	\$1,300	
Air Conditioning								
Energy Source								
Electricity	100%			2032	**	1		
Conversion Equipment								
Split Unit	100%			2024	\$18,000			
		<i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement, First And Second Floors</i>						
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$5,200	
Heat Rejection								
Remote Air Cond	100%			2024	\$23,300	2	\$2,800	
Ventilation								
Exhaust Fans								
Wall Unit	100%	Now	\$100	2024	\$5,900	2	\$100	
		<i>Malfunctioning, Extent : Moderate, Area Affected : 50%</i>						
		<i>Location : Second Floor Toilet Room, Defective Toilet Exhaust Fan</i>						
Plumbing								
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	100%			LIFE	**	1		
Backflow Preventer								
Generic	100%			2032	**	1	\$200	
		<i>Other Observation, Extent : Light, Area Affected : 20%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : Boiler Only</i>						
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	90%							
Generic	10%			2034	**	1-2	\$100	
		<i>No Backflow Preventer, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Basement</i>						

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ADMIN. FOR CHILDREN'S SERVICES - 068
CROSSROADS/EDENWALD SHELTER ALPHA COTTAGE
Asset # : 54

*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 : 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
Program / Asset # : HRA0049.000 / 1947 **Yr Built/Renovated** : 1955 / 2012
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



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

Asset # : 1947

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								
Cast in Place Concrete	3%			LIFE	**	5	\$6,700	
Masonry: Brick	92%	Now	\$120,400	LIFE	**	5	\$40,900	
<i>Diagonal Cracks, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Boiler Room Chimney</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Boiler Room Chimney</i>								
Masonry: Limestone	2%			LIFE	**	5	\$700	
Stucco Cement	3%			2037	**	5	\$3,300	
Windows								
Aluminum	100%			2040	**	5	\$7,200	
Parapets								
Masonry: Brick	95%			LIFE	**	5	\$12,000	
<i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout, 2012</i>								
Masonry: Limestone	5%			LIFE	**	5	\$800	
Roof								
Single Ply Membrane	98%			2032	**	10	\$32,500	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout, 2012</i>								
Skylight, Metal/Glass	2%			2044	**	10	\$2,200	
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$5,200	
Ceramic Tile	5%			2033	**	5	\$2,400	
Quarry Tile	15%			2037	**	5	\$10,700	
Sheet Vinyl/Rubber	30%			2029	**	5	\$21,400	
Terrazzo	20%	Now	\$43,200	LIFE	**	5	\$7,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Staircases</i>								
Vinyl Tile	25%	0-2	\$19,800	2029	**	3	\$4,500	
<i>Adhesion Failure, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Rooms B01, B02, And B21 in Basement</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Rooms B01, B02, And B21 in Basement</i>								
<i>Poor Subfloor Evident, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Rooms B01, B02, And B21 in Basement</i>								
Interior Walls								
Ceramic Tile	5%			2033	**	5	\$4,600	
Concrete Masonry Unit	5%	Now	\$10,000	LIFE	**	5	\$1,800	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Water Main Room</i>								
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Water Main Room</i>								
Fiberglass Panel	40%			LIFE	**			
Gypsum Board	50%			LIFE	**	5	\$27,500	

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

Asset # : 1947

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		
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		
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Laundry Room</i>									
Metal Panel	10%			LIFE	**	5	\$6,000		
Plaster	30%			LIFE	**	5	\$8,900		
Electrical									
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		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Electrical Room</i>									
<i>Explanation : One 3000 Amps Main Disconnect Switch</i>									
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									
Diesel	100%			2033	**	1	\$14,500		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Outside The Building</i>									
<i>Explanation : One 100 Kw</i>									
Batteries									
Lead/Acid	100%			2018	\$1,500	5	\$1,400		

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

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

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

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

Asset # : 1947

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	
Stand-by Power								
Fuel Storage Main Tank	100%			2052	**	5	\$900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room - Outside</i>								
<i>Explanation : One 220 Gallons</i>								
Lighting								
Interior Lighting Fluorescent	95%			2029	**	10	\$27,700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	5%			2029	**	10	\$1,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : T-5 Lamps</i>								
Egress Lighting								
Emergency, Service Exit, Service	60%			2029	**	1		
	40%			2029	**	1		
Exterior Lighting								
HID	100%			2029	**	10	\$100	
Lightning Protection								
Arresters/Cabling Generic	100%			2027		5	\$300	
Alarm								
Security System								
No Component Generic	50%			2029	**	1	\$7,000	
Fire/Smoke Detection								
No Component Generic	50%			2029	**	1-3	\$11,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Strobe Lights, Smoke Detector, Alarm Bells, Horn And Manual Pull Station</i>								

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

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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
CROSSROADS/EDENWALD SHELTER MAIN BUILDING

Asset # : 1947

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Conversion Equipment Furnace	80%			2029	**	1	\$12,600	
<i>Other Observation, Extent : Light, Area Affected : 80%</i>								
<i>Location : Roof</i>								
<i>Explanation : 7 Roof Top Package Units, 2 Heating Ventilating Units Serving The Kitchens.</i>								
Radiant Heater	20%			2024	\$27,300	2	\$3,000	
<i>Other Observation, Extent : Light, Area Affected : 20%</i>								
<i>Location : Hallways</i>								
<i>Explanation : 11 Electric Radiants</i>								
Air Conditioning								
Energy Source Electricity	100%			2040	**	1		
Conversion Equipment Ext Pkg Unit - Heating/Cooling	100%			2029	**	2	\$1,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 7 Roof Top Package Units</i>								
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 Cast Iron	100%	0-2	\$3,400	LIFE	**	1		
<i>Blockage /Clogged, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Kitchen, Sluggish Grease Trap</i>								
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
Backflow Preventer Generic	100%			2029	**	1	\$2,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Water Meter Room</i>								
<i>Explanation : Domestic Water Backflow Preventer Out For Repair</i>								
Fixtures Generic	100%							
Vertical Transport								
Elevators Hydraulic	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : B-2</i>								
<i>Explanation : One Unit. Presently Out Of Service. Work Order In To Remedy Defect</i>								

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

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

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

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

Asset # : 1947

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Fire Suppression	Sprinkler							
	Generic	100%			2044	* *	1-2	\$8,900
	Chemical System							
	Generic	100%			2022	\$25,500	1-3	\$50,600

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

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

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

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
Program / Asset # : HRA0049.020 / 30 **Yr Built/Renovated** : 1965 / 2012
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



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

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

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

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

Asset # : 30

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	98%	Now	\$22,200	LIFE	**	5	\$3,800	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Slate Panels	2%	Now	\$3,900	LIFE	**	5	\$100	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Window Sills</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Window Sills</i>								
<i>Spalling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Window Sills</i>								
Windows								
Aluminum	100%			2040	**	5	\$700	
Parapets								
Masonry: Brick	95%			LIFE	**	5	\$700	
Masonry: Limestone	5%			LIFE	**	5		
Roof								
Modified Bitumen	100%			2032	**	10	\$3,900	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout, 2012</i>								
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$700	
Ceramic Tile	5%			2033	**	5	\$300	
Vinyl Tile	90%			2032	**	3	\$2,000	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout First And Second Floor, 2012</i>								
Interior Walls								
Ceramic Tile	5%			2033	**	5	\$300	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout First And Second Floor Bathrooms, 2012</i>								
Concrete Masonry Unit	85%			LIFE	**	5	\$2,100	
<i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout Basement, 2012</i>								
Plaster	10%			LIFE	**	5	\$200	
Ceilings								
Plaster	100%			LIFE	**	5	\$3,700	
<i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout, 2012</i>								
Electrical								
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								

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

Asset # : 30

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	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2034	**	5		
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : One 100 Amps Main Disconnect Switch</i>						
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	
Lighting								
Interior Lighting								
Fluorescent	20%			2024	\$12,800	10	\$700	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : T-12 Lamps</i>						
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		
Alarm								
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		Current Repair		Future Replacement		Maintenance		Priority
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%			2034	**	1		

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

Asset # : 30

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Heating							
Conversion Equipment Hot Water Boiler	100%			2029	* *	1	\$2,000
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
		<i>Location : Basement</i>					
		<i>Explanation : 1 Gas Fired Modular Hot Water Boiler</i>					
Distribution Hot Wtr Piping/Pump	100%			2032	* *	4	\$200
Terminal Devices Convactor/Radiator	100%			2029	* *	1	\$1,300
Air Conditioning							
Energy Source Electricity	100%			2032	* *	1	
Conversion Equipment Split Unit	100%			2024	\$18,000		
		<i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>					
		<i>Location : Basement, First And Second Floors</i>					
Distribution Ductwork/Diffusers	100%			LIFE	* *	2	\$5,200
Heat Rejection Remote Air Cond	100%			2024	\$23,300	2	\$2,800
Ventilation							
Exhaust Fans Wall Unit	100%			2024	\$5,900	2	\$100
Plumbing							
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	100%			LIFE	* *	1	
Backflow Preventer Generic	100%			2032	* *	1	\$200
		<i>Other Observation, Extent : Light, Area Affected : 20%</i>					
		<i>Location : Basement</i>					
		<i>Explanation : Boiler Only</i>					
Fixtures Generic	100%						
Fire Suppression							
Sprinkler No Component Generic	90%			2034	* *	1-2	\$100
	10%						
		<i>No Backflow Preventer, Extent : Light, Area Affected : 100%</i>					
		<i>Location : Basement</i>					

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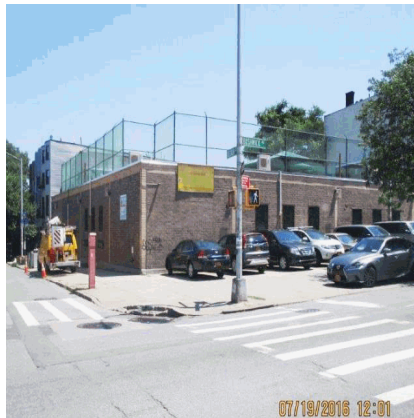
Print Date : 16-Sep-2016

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
Program / Asset # : ACS0003.000 / 13413 **Yr Built/Renovated** : 1972 / 1995
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



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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
JOHN COKER DAY CARE CENTER
Asset # : 13413

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								
Cast in Place Concrete	5%	Now	\$49,200	LIFE	**	5	\$4,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	95%	Now	\$150,100	LIFE	**	5	\$17,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	100%	Now	\$7,400	2043	**	5	\$300	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Ctrwt/Balnc Not Funct, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Unit Inoperable, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Parapets								
Metal: Cage/Fence	95%			2040	**	5-10	\$12,800	
Pre-Cast Concrete	5%			LIFE	**	5	\$1,100	
Roof								
Modified Bitumen	100%			2037	**	10	\$29,500	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Roof Covered With Rubber Pads</i>								

Interior

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

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ADMIN. FOR CHILDREN'S SERVICES - 068
JOHN COKER DAY CARE CENTER
Asset # : 13413

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	
Interior								
Floors								
Cast in Place Concrete	5%	0-2	\$800	LIFE	**	5	\$3,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	5%	0-2	\$1,500	2030	**	5	\$800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Quarry Tile	10%			2032	**	5	\$4,700	
Sheet Vinyl/Rubber	5%	2-4	\$4,500	2027	\$45,200	5	\$1,200	
<i>Worn/Eroded, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	75%	4+	\$19,400	2032	**	3	\$8,800	
<i>Deflection Evident, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Along Baseboards</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Along Baseboards</i>								
Interior Walls								
Cast in Place Concrete	5%	0-2	\$8,400	LIFE	**			
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Basement</i>								
Ceramic Tile	5%			2030	**	5	\$2,700	
Concrete Masonry Unit	10%			LIFE	**	5	\$4,400	
Gypsum Board	80%	Now	\$8,800	LIFE	**	5	\$26,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Group 4 Classroom</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Group 4 Classroom</i>								
Ceilings								
AcousTileSusp.Lay-In	100%	Now	\$49,200	2040	**	5	\$15,600	
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout Basement</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Group 7 Classroom</i>								
Electrical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								

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ADMIN. FOR CHILDREN'S SERVICES - 068
JOHN COKER DAY CARE CENTER
Asset # : 13413

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	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2027	\$4,700	5	\$100	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Electrical Room</i>							
	<i>Explanation : Main Service Switch Rated @ 1200 Amperes</i>							
<hr/>								
Switchgear / Switchboard								
Fused Disc Sw	50%			2027	\$47,700	5	\$100	
Fused Disc Sw	50%			2047	* *	5	\$100	
<hr/>								
Raceway								
Conduit	70%			2027	\$35,900	1		
Conduit	30%			2047	* *	1		
<hr/>								
Panelboards								
Fused Disc Sw	10%			2043	* *	5	\$100	
Molded Case Bkrs	90%			2043	* *	5	\$600	
<hr/>								
Wiring								
Thermoplastic	100%			2047	* *	1		
<hr/>								
Motor Controllers								
Locally Mounted	100%			2032	* *	5	\$200	
<hr/>								
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$800	
<hr/>								
Lighting								
Interior Lighting								
Fluorescent	97%			2027	\$56,600	10	\$24,100	
	<i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
Fluorescent	3%			2035	* *	10	\$700	
	<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Kitchen</i>							
<hr/>								
Egress Lighting								
Emergency, Battery	50%			2032	* *	10	\$3,300	
Exit, Service	50%			2032	* *	1		
<hr/>								
Exterior Lighting								
HID	20%	Now	\$20,000	2037	* *			
	<i>Malfunctioning, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Outside</i>							
LED	1%			2035	* *			
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Front Of The Building</i>							
	<i>Explanation : 2 - Led Lights</i>							
No Component	79%							

Alarm

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ADMIN. FOR CHILDREN'S SERVICES - 068
JOHN COKER DAY CARE CENTER
Asset # : 13413

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	

Alarm

Security System

No Component

80%

Generic

20%

2032

* *

1

\$2,000

*Other Observation, Extent : Light, Area Affected : 100%**Location : Hallways And Outside**Explanation : Cctv Surveillance 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 Lights, Manual Pull Stations, Alarm Bells, Horns And Smoke**Detectors*

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

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, Extent : Light, Area Affected : 15%**Location : Roof**Explanation : 1 Roof Top Package Unit*

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

*Not in Service, Extent : Severe, Area Affected : 30%**Location : Throughout**Other Observation, Extent : Severe, Area Affected : 30%**Location : Throughout**Explanation : Electric Baseboard Radiation***Air Conditioning**

Energy Source

Electricity

100%

2035

* *

1

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ADMIN. FOR CHILDREN'S SERVICES - 068
JOHN COKER DAY CARE CENTER
Asset # : 13413

Mechanical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	15%			2022	\$26,200	2	\$300	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 15%</i>								
<i>Location : 1 Inefficient Unit, Roof</i>								
Ext Pkg Unit - Heating/Cooling	15%	Now	\$26,200	2037	**	2	\$200	
<i>Abandoned in Place, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Roof</i>								
Split Unit	40%			2035	**			
<i>Other Observation, Extent : Light, Area Affected : 40%</i>								
<i>Location : Roof</i>								
<i>Explanation : 4 New Units, R-410a</i>								
Split Unit	20%			2032	**			
<i>Other Observation, Extent : Light, Area Affected : 20%</i>								
<i>Location : Roof</i>								
<i>Explanation : 2 Units, R-410a</i>								
Split Unit	10%			2022	\$12,200			
<i>Not in Service, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Roof</i>								
<i>R-22 Refrigerant, Extent : Light, Area Affected : 10%</i>								
<i>Location : Roof</i>								
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	100%	Now	\$22,800	LIFE	**	2-5	\$15,100	
<i>Unbalanced System, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Basement b Side No Air Flow.</i>								
Exhaust Fans								
Roof	100%	Now	\$4,200	2027	\$21,000	2	\$700	
<i>Not in Service, Extent : Severe, Area Affected : 70%</i>								
<i>Location : Roof</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2037	**	1		
Water Heater								
Electric	100%			2025	\$4,100	4	\$200	

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ADMIN. FOR CHILDREN'S SERVICES - 068
JOHN COKER DAY CARE CENTER
Asset # : 13413

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

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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 : 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
Program / Asset # : HHC0001.090 / 4372 **Yr Built/Renovated** : 1904 / 2000
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



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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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$38,300	
Masonry: Brick	65%			LIFE	**	5	\$63,800	
<i>Staining/Discoloring, Extent : Light, Area Affected : 5%</i>								
<i>Location : On Penthouse</i>								
Masonry: Granite	5%	0-2	\$11,300	LIFE	**	5	\$3,700	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 1st Floor Various Locations</i>								
Masonry: Limestone	10%			LIFE	**	5	\$7,400	
<i>Staining/Discoloring, Extent : Light, Area Affected : 25%</i>								
<i>Location : Various Locations</i>								
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								
IRMA/Protected Membrane	10%	Now	\$11,600	2031	**			
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Section Over 6th Floor At Southeast Corner</i>								
Metal Panel	50%	Now	\$8,200	2039	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Penthouse Roof</i>								
Modified Bitumen	40%	Now	\$16,900	2031	**			
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Over 6th Floor</i>								
Interior								
Floors								
Carpet	1%			2025		3	\$2,700	
Cast in Place Concrete	5%	2-4	\$9,100	LIFE	**	5	\$19,600	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	5%	0-2	\$8,500	2035	**	5	\$4,500	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 45%</i>								
<i>Location : Bathrooms And Toilets</i>								
Granite Panels	5%	2-4	\$7,400	LIFE	**	5	\$6,700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Sheet Vinyl/Rubber	4%			2031	**	5	\$10,800	
Vinyl Tile	80%			2031	**	3	\$53,800	

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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								
Interior Walls								
Concrete Masonry Unit	5%	2-4	\$11,400	LIFE	**	5	\$4,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
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	
<i>Staining/Discoloring, Extent : Light, Area Affected : 5%</i>								
<i>Location : Various Locations Throughout</i>								
Exposed Struc: Steel	10%			LIFE	**			
Gypsum Board	15%			LIFE	**	5	\$33,600	
Masonry: Infill Arch	5%			LIFE	**			
Metal Panel	5%			LIFE	**	5	\$11,200	
Electrical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2046	**	5	\$500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 2- Electrical Services Rated @ 4000 Amps And 3000 Amps</i>								
Transformers								
Dry Type	100%			2039	**	5	\$500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement And 6th Floor</i>								
<i>Explanation : (4) 45kva Step-up Transformers For Elevators</i>								
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								

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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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ground								
Grounding Devices Generic	100%			LIFE	**	5	\$1,900	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : Located In Steam Room</i>							
Stand-by Power								
Transfer Switches Automatic	100%			2039	**	1	\$38,800	
Generators								
Diesel	100%			2035	**	1	\$48,800	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Penthouse</i>							
	<i>Explanation : 500 Kva Diesel Generator</i>							
Batteries								
Lead/Acid	80%			2020	\$1,200	5	\$3,700	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : 6th Floor</i>							
	<i>Explanation : Penthouse</i>							
Lead/Acid	20%			2020	\$300	5	\$900	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : 6th Floor</i>							
	<i>Explanation : Load Bank For Testing</i>							
Fuel Storage								
Day Tank	30%			2042	**	5	\$6,700	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Penthouse</i>							
	<i>Explanation : 200 Gallons</i>							
Main Tank	70%			2054	**	5	\$2,500	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : 2000 Gallons</i>							
Lighting								
Interior Lighting Fluorescent	98%			2031	**	10	\$107,600	
	<i>Motion Sensors in Use, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
	<i>Explanation : Daylighting Control</i>							
HID	2%			2031	**	10	\$100	
Egress Lighting								
Emergency, Service	50%			2031	**	1		
Exit, LED	50%			2054	**	1		

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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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Exterior Lighting Fluorescent	100%			2031	**	10	\$11,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Exterior</i>								
<i>Explanation : Photocell Control</i>								
Lightning Protection								
Arresters/Cabling Generic	100%			2054	**	5	\$800	
Alarm								
Security System No Component Generic	25%			2031	**	1	\$35,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Cameras And Card Reader Access Control</i>								
Fire/Smoke Detection								
No Component Generic	70%			2034	**	1-3	\$23,300	
Mechanical								
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%			2036	**	1		
Conversion Equipment								
Heat Exchanger	90%	Now	\$11,200	2039	**	1	\$47,900	
<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Units - One Needs Immediate Repair</i>								
Pres. Reducing Valve/LP Steam	10%			2035	**	5	\$700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Stage</i>								
Distribution								
Hot Wtr Piping/Pump	100%			2042	**	4	\$8,900	
Terminal Devices								
Air Handler	30%			2031	**	1	\$22,200	
Convactor/Radiator	10%			2039	**	1	\$3,900	
Fan Coil Unit/Heat	60%			2031	**	1	\$23,200	
Air Conditioning								
Energy Source Electricity	100%			2042	**	1		

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

Mechanical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment								
Centrifugal, Elec Chiller	90%			2035	**	1	\$116,600	
			<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Chiller</i>					
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
			<i>Explanation : 2 Multi Stack Chillers</i>					
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%	4+	\$33,600	2024	\$335,600	2	\$96,400	
			<i>Damaged, Extent : Light, Area Affected : 10%</i>					
			<i>Location : Roof</i>					
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$66,800	
Exhaust Fans								
Interior	90%			2026	\$116,300	2	\$3,300	
Roof	10%			2026	\$9,300	2	\$400	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2036	**	1		
HW Heat Exchanger								
Low Temp	100%			2036	**	4	\$11,800	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Rigid Piping	100%			2031	**	4	\$2,500	
Pool Filter/Treatment								
Not Accessible	100%							
			<i>Other Observation, Extent : Light, Area Affected : 0%</i>					
			<i>Location : Playground Area Of Roof</i>					
			<i>Explanation : Fountains</i>					
Backflow Preventer								
Generic	100%			2034	**	1	\$7,300	
Fixtures								
Generic	100%							
			<i>Obsolete Fixtures, Extent : Moderate, Area Affected : 5%</i>					
			<i>Location : Toilet Rooms</i>					
Vertical Transport								

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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		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport								
Elevators								
Geared Traction	80%			LIFE	**			
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement to 6th Floor</i>							
	<i>Explanation : 4 Passenger Units</i>							
Hydraulic	20%			LIFE	**			
	<i>Other Observation, Extent : Light, Area Affected : 20%</i>							
	<i>Location : Basement to 1st Floor</i>							
	<i>Explanation : 1 Freight</i>							
Fire Suppression								
Standpipe								
Generic	100%			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
Program / Asset # : ACS0004.000 / 13414 **Yr Built/Renovated** : 1973 / 2009
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



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ADMIN. FOR CHILDREN'S SERVICES - 068
RICHMOND EARLY LEARNING CENTER
Asset # : 13414

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								
Cast in Place Concrete	3%			LIFE	**	5	\$700	
Concrete Masonry Unit	30%	Now	\$2,700	LIFE	**	5	\$800	
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	67%	Now	\$8,900	LIFE	**	5	\$3,000	
<i>Water Penetration, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	100%			2047	**	5	\$1,100	
Parapets								
Metal: Cage/Fence	100%			2042	**	5-10	\$9,400	
Roof								
Modified Bitumen	100%	Now	\$10,000	2033	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Interior								
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%	Now	\$3,100	LIFE	**	5	\$4,500	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Ceilings								
AcousTileSusp.Lay-In	100%			2038	**	5	\$10,000	
Electrical								
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								
Switchgear / Switchboard								
Fused Disc Sw	100%			2025	\$47,700	5		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 2- 400 Amperes And 6- 200 Amperes Main Service Switches</i>								
Raceway								
Conduit	30%			2025	\$4,100	1		
Conduit	70%			2045	**	1		

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ADMIN. FOR CHILDREN'S SERVICES - 068
RICHMOND EARLY LEARNING CENTER
Asset # : 13414

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								
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	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Lobby</i>								
Fluorescent	90%			2030	**	10	\$5,500	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	5%			2025	\$700	10	\$300	
<i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Ramp</i>								
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	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways And Outside</i>								
<i>Explanation : Intrusion Alarm And C C T V Camera</i>								
Fire/Smoke Detection								
Generic, Digital	100%			2030	**	1-3	\$4,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Light, Manual Pull Stations, Smoke Detector And Alarm Bells</i>								

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

Heating

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ADMIN. FOR CHILDREN'S SERVICES - 068
RICHMOND EARLY LEARNING CENTER
Asset # : 13414

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Electricity	30%			2045	**	1		
Natural Gas	70%			2045	**	1		
Conversion Equipment								
Furnace	50%	Now	\$400	2030	**	1	\$1,500	
<i>Malfunctioning, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Roof, Unit Serving The Upper Floor Operates Unreliably</i>								
<i>Other Observation, Extent : Light, Area Affected : 50%</i>								
<i>Location : Roof</i>								
<i>Explanation : 2 Units</i>								
Radiant Heater	25%			2030	**	2	\$800	
Radiant Heater	25%	Now	\$1,400	2025	\$7,200	2	\$600	
<i>Damaged, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout, Defective Heating Element</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2041	**	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	100%			2025	\$43,200	2	\$400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 2 Units</i>								
Ventilation								
Distribution								
Ductwork/Diffusers	10%	Now	\$5,700	LIFE	**	2-5	\$400	
<i>Inadequate Supply, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Kitchen</i>								
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		
<i>Damaged, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement, Hair-line Reported On Main, Water Main Shut-off Valve Appears To Be Leaking</i>								
Water Heater								
Electric	100%			2023	\$1,000	4	\$100	
Sanitary Piping								
Cast Iron	5%	Now	\$700	LIFE	**	1		
<i>Blockage /Clogged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Kitchen, Discharge Line From Grease Trap Tends To Become Clogged Due To Poor Pitching Of Line, Client Fears This Issue Could Become A Health Hazard</i>								
Cast Iron	95%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		

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ADMIN. FOR CHILDREN'S SERVICES - 068
RICHMOND EARLY LEARNING CENTER
Asset # : 13414

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								
Sewage Ejector(s)								
Electric	100%			2030	* *	4	\$2,500	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : B-2</i>						
		<i>Explanation : 1 Unit</i>						
Fire Suppression								
Sprinkler								
Generic	100%			2045	* *	1-2	\$1,900	
Chemical System								
Generic	100%			2023	\$25,500	1-3	\$50,600	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Kitchen</i>						
		<i>Explanation : The System's Yearly Inspection Is Past Due</i>						

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ADMIN. FOR CHILDREN'S SERVICES - 068
STRONG PLACE DAY CARE CENTER ALONZO DAUGHTRY DAY CARE CENTER
Asset # : 13412

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	90%	Now	\$33,300	LIFE	**	5	\$18,200	
<i>Expansion Jnt Failure, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Facade Joints Eroding</i>								
<i>Graffiti, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Street Facade</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Window Sills</i>								
Masonry: Granite	5%			LIFE	**	5	\$800	
Pre-Cast Concrete	5%			LIFE	**	5	\$3,300	
Windows								
Aluminum	100%			2041	**	5	\$2,900	
Parapets								
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	75%	Now	\$26,000	2030	**			1
<i>Blisters, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Rooftop Hvac Units</i>								
<i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Ponding, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<i>Seams Open/Split, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Second Floor, Over Rooms 203 And 206</i>								
Interior								
Floors								
Ceramic Tile	5%			2034	**	5	\$800	
Quarry Tile	5%			2038	**	5	\$1,200	
Sheet Vinyl/Rubber	25%	Now	\$5,900	2025	\$118,300	5	\$3,100	
<i>Seams Open/Split, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Public Corridors</i>								
<i>Uneven Substrate, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Public Corridors</i>								
Vinyl Tile	65%	2-4	\$4,400	2025	\$88,100	3	\$4,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

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ADMIN. FOR CHILDREN'S SERVICES - 068
STRONG PLACE DAY CARE CENTER ALONZO DAUGHTRY DAY CARE CENTER
Asset # : 13412

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	
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	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Rooms 203 And 206</i>								
Exposed Struc: Steel	2%			LIFE	**			
Gypsum Board	25%	0-2	\$800	LIFE	**	5	\$5,100	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Roof Stair</i>								
<hr/>								
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%			2045	**	5		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated @ 800 Amperes</i>								
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	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Water Main</i>								
<hr/>								
Lighting								
Interior Lighting								
Fluorescent	100%			2030	**	10	\$10,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								

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ADMIN. FOR CHILDREN'S SERVICES - 068
STRONG PLACE DAY CARE CENTER ALONZO DAUGHTRY DAY CARE CENTER
Asset # : 13412

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	
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	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Intrusion Alarm System</i>								
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%			2030	**	1-3	\$2,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Manual Pull Station And Smoke Detectors</i>								
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2045	**	1		
Conversion Equipment								
Furnace	80%			2025	\$10,700	1	\$4,400	
<i>Other Observation, Extent : Light, Area Affected : 80%</i>								
<i>Location : Roof</i>								
<i>Explanation : 6 External Package Units</i>								
Not Accessible	20%							
Distribution								
Hot Wtr Piping/Pump	20%			2033	**	4	\$100	
No Component	80%							
Terminal Devices								
Convactor/Radiator	20%			2030	**	1	\$700	
No Component	80%							
Air Conditioning								
Energy Source								
Electricity	100%			2033	**	1		

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ADMIN. FOR CHILDREN'S SERVICES - 068
STRONG PLACE DAY CARE CENTER ALONZO DAUGHTRY DAY CARE CENTER
Asset # : 13412

Mechanical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment								
Reciprocating Compr/Chiller	10%			2025	\$3,700	1	\$500	
Ext Pkg Unit - Heating/Cooling	90%			2025	\$64,900	2	\$600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 6 Package Units, R-22</i>								
Terminal Devices								
Direct Expansion	10%			2025	\$3,400	1		
No Component	90%							
Heat Rejection								
Remote Air Cond	10%			2025	\$6,500	2	\$800	
No Component	90%							
Ventilation								
Distribution								
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%			LIFE	* *			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1-2</i>								
<i>Explanation : 1 Unit</i>								
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2035	* *	1-2	\$200	
Chemical System								
Generic	100%			2020	\$25,500	1-3	\$50,600	

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