Print Date: 09-Sep-2020 DIV. OF YOUTH & FAMILY JUSTICE - FY 2021

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

Address : 1101 BEACH AVENUE

Borough : BRONX Agency's Number : N/A
Program / Asset # : DJJ0004.000 / 14321 Yr Built/Renovated : 1972 /

Area Sq Ft : 4,080 Project Type : JUVENILE JUSTICE

Date of Survey : 27-Jun-2017 Landmark Status : NONE

Areas Surveyed : Basement, Floors 1,2,3

Block : 3753 Lot : 1 BIN : 2024244

CAPITAL

Total

Importance Code

Total

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$26,100	\$1,800		
Interior Architecture	\$12,300			\$200
Electrical	\$100	\$9,600	\$100	\$100
Mechanical	\$300	\$7,900	\$500	\$300
Site Pavements				
Total	\$38,800	\$19,300	\$500	\$700
Importance Code A	\$26,300	\$2,100	\$200	\$200
Importance Code B	\$10,500	\$17,200	\$300	\$500
Importance Code C	\$2,100			
Total	\$38,800	\$19,300	\$500	\$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.

Asset #: 14321

rchitecture	Current Repair	Future Replace	ment	M	aintenance	
ystem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimate FY	d Cost	Cycle (Yrs)	Estimated Cost	Priority
terior		•	· ·			•
Exterior Walls						
Masonry: Brick	70% Now \$17,000 Horizontal Cracks, Extent: Moderate, A Location: South And West Facade Vertical Cracks, Extent: Moderate, Are Location: East Facade		* *	5	\$5,300	
Pre-Cast Concrete	5% Now \$2,700 Joint Mortar Miss/Erod, Extent : Model Location : Window Sills	LIFE cate, Area Affected :	* * 25%	5	\$1,200	
Stucco Cement	25% Now \$2,900 Vertical Cracks, Extent : Moderate, Are Location : West Facade	2041 a Affected : 5%	* *	5	\$2,400	
Windows						
Aluminum	95% Now \$700 Unit Inoperable, Extent: Moderate, Arc Location: Second Floor, Window Bod Other Observation, Extent: Moderate, Location: Throughout Explanation: Units Remain Locked T	rded Up Area Affected : 100!		5 poses	\$400	
Wood	5%		31,200	5	\$400	
Parapets			,		*	
Cast Stone/Terra Cotta	7% Other Observation, Extent: Light, Area Location: Roof Explanation: Observed From Ground		* *	5	\$200	
Masonry: Brick	90% Other Observation, Extent: Light, Area Location: Roof Explanation: Observed From Ground		* *	5	\$400	
Pre-Cast Concrete	3% Other Observation, Extent: Light, Area Location: Roof Explanation: Observed From Ground		* *	5	\$100	
Roof						
Asphalt Shingle Metal, Corrugated	15% 20% 0-2 \$2,600 Deformed/Dented, Extent: Moderate, A Location: Front Canopy	2048	\$1,500 * *	10	\$100	
Modified Bitumen	65% Other Observation, Extent: Light, Area Location: Roof Explanation: No Access, No Interior		* *	10	\$1,800	

Interior

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 #: 14321

Architecture		Current	Repair	Futur	Future Replacement Maintenance		aintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior									
Floors	250/			LIEE	* *	-	£2.200		
Cast in Place Concrete Ceramic Tile	25% 5%			LIFE 2031		5	\$3,300 \$300		
Vinyl Tile	30%	0-2	\$1,700	2031	\$6,300 * *	5 3	\$300 \$700		
villyl The	Cracking/0		, Extent : Moderate			3	\$700		
Wood	40%	2-4	\$8,600	2056	* *	5	\$2,300		
	Location Split/Crac	: First An ked, Exten	Extent : Moderate, d Second Floors t : Moderate, Area d Second Floors				·		
Interior Walls									
Cast in Place Concrete	15%			LIFE	* *				
Ceramic Tile	10%			2037	* *	5	\$800		
Gypsum Board	50%	Now	\$1,700	LIFE	* *	5	\$2,300		
	Location Recent Rep Location Water Pen	: Basemer pair Evider : First Flo	nt, Extent : Light, A por Basement Stair Extent : Severe, Are	lrea Affe	cted : 2%				
Wood	25%			LIFE	* *	5	\$7,600		
Ceilings									
Exposed Struc: Wood	20%			LIFE	* *				
Gypsum Board	80%			LIFE	* *	5	\$6,100		
	_	place Evid : Basmeni	ent, Extent : Light,	Area Aff	ected : 2%				
Site Enclosure									
Fence/Gates	1000/			2020	داد رائي داد رائي				
Chain Link	Location	ervation, E : Watson . tion : Fenc		2038 Area Affe	* * ected : 50%				
Site Pavements									
Public Sidewalk									
Cast in Place Concrete	100%			2041	* *				
Parking/Driveway		·							
Asphalt	100%			2031	\$8,400				
	Location	: At Parki	-	Affected	! : 15%				
-	Елріанаі	tion : Crac	ring						

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

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.

Asset #: 14321

Electrical	Current Repair	Future	Replacement	М	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Service Equipment						
Molded Case Bkrs	100%	2038	* *	5	\$100	
	Other Observation, Extent : Light, Area	Affected	: 100%			
	Location: Basement	D:	C			
Raceway	Explanation: One 200 Amperes Main	Disconne	ect Switch			
Conduit	100%	2038	* *	1		
Panelboards	10070	2030		1		
Molded Case Bkrs	100%	2036	* *	5	\$100	
Wiring	10070				4100	
Thermoplastic	100%	2038	* *	1		
Ground						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$100	
	Other Observation, Extent : Light, Area	$\it Affected$: 100%			
	Location: Basement					
	Explanation: Boiler Room					
Lighting						
Interior Lighting	000/	2022	* *	10	Ф2 000	
Fluorescent	80%	2033		10	\$3,000	
	T-12 Lamps And Fixtures, Extent : Ligh Location : Throughout	і, Агеа А <u>ў</u>	jeciea : 100%			
Incandescent	20%	2023	\$4,500	2		
Egress Lighting						
Emergency, Battery	50%	2033	* *	10	\$500	
Exit, Battery	50%	2028	\$3,200	10	\$100	
Exterior Lighting			di di			
HID	40%	2033	**	10		
Incandescent	10%	2023	\$1,400	2		
No Component	50%					
Alarm Security System						
No Component	80%					
Generic	20%	2028	\$2,600	1	\$300	
Fire/Smoke Detection	2070	2020	Ψ2,000	-	Ψ500	
No Component	80%					
Generic, Analog	20%	2028	\$9,000	1-3	\$500	
, 6	Other Observation, Extent : Light, Area			-	,	
	Location : Throughout					
	Explanation : Smoke Detectors With S	ounding I	Bases			

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

Heating

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 #: 14321

Mechanical	Current Repa	ir Futur	e Replacement	M	Maintenance		
System Component Type	% of Fail Date Est Total (Years)	imated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Heating							
Energy Source	1000/	2040	* *	1			
Natural Gas	100%	2048	* *	1			
Conversion Equipment Hot Water Boiler	100%	2033	* *	1	\$2,000		
Tiot water Boller	Other Observation, Extend		: 100%	1	Ψ2,000		
	Location : Basement Box						
	Explanation: 1 Unit, Ha	ert And Grousse Corp.	- 120,000 Btu/hr				
Distribution							
Hot Wtr Piping/Pump	100%	2036	* *	4	\$200		
Terminal Devices	1000/	2022	* *		Φ1 2 00		
Convector/Radiator	100%	2033		1	\$1,300		
	Other Observation, Extend Location: Perimeter Wa		. 100/0				
	Explanation : Cast Iron						
Air Conditioning	zupramanon i east non	Duscoun a Taumarors					
Energy Source							
Electricity	100%	2036	* *	1			
Conversion Equipment							
Window/Wall Unit	60%	2023	\$5,100	1			
No Component	40%						
Ventilation Distribution							
Ductwork/Diffusers	10%	LIFE	* *	2-5	\$200		
No Component	90%	EH E		2 3	Ψ200		
Exhaust Fans							
Wall Unit	5% Now	2028	\$100	2			
	Malfunctioning, Extent : M	**					
	Location : Second Floor	-					
	Other Observation, Extend Location: 2nd Floor	t : Light, Area Affected	: 10%				
	Explanation : Bathroom	Only					
No Component	95%	Only					
Plumbing	9370						
H/C Water Piping							
Brass/Copper	100%	2038	* *	1			
Water Heater							
Gas Fired	100%	2023	\$2,500	2	\$100		
	Other Observation, Extend		: 100%				
	Location: Basement Box						
Comitation Division	Explanation: 40 Gallon	Rheems					
Sanitary Piping Cast Iron	100%	LIFE	* *	1			
Fixtures	100 / 0	LIFE		1			
Generic	100%						
	10070						

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: 09-Sep-2020 DIV. OF YOUTH & FAMILY JUSTICE - FY 2021

Asset Name : BEACH AVE. NON-SECURE DET. HOME2 (GROUP HOME)

Address : 1103 BEACH AVENUE

Borough : BRONX Agency's Number : N/A
Program / Asset # : DJJ0005.000 / 14322 Yr Built/Renovated : 1972 /

Area Sq Ft : 4,080 Project Type : JUVENILE JUSTICE

Date of Survey : 27-Jun-2017 Landmark Status : NONE

Areas Surveyed : Basement, Floors 1,2,3

Block : 3753 Lot : 73 BIN : 2095231

CAPITAL

Total

Importance Code

Total

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$23,400	\$2,200	\$400	
Interior Architecture	\$25,900			\$300
Electrical	\$200	\$7,200		
Mechanical	\$600	\$34,800	\$800	\$600
Site Pavements				
Total	\$50,200	\$44,200	\$1,200	\$1,000
Importance Code A	\$23,600	\$2,400	\$600	\$200
Importance Code B	\$26,400	\$41,800	\$600	\$800
Importance Code C	\$200			
Total	\$50,200	\$44,200	\$1,200	\$1,000



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 #: 14322

rchitecture	Current Repair	Future Repla	acement	M	laintenance	
stem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estim FY	ated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior						
Exterior Walls						
Masonry: Brick	70% Now \$17,000 Corrosion/Rusting, Extent: Moderate, Location: Window Lintels, East Face Diagonal Cracks, Extent: Moderate, A Location: East Facade Horizontal Cracks, Extent: Moderate, Location: West Facade Joint Mortar Miss/Erod, Extent: Mode Location: East Facade, Window Sill	nde rea Affected : 59 Area Affected : 5	6 %	5	\$5,300	
Pre-Cast Concrete	5% Now \$2,700 Joint Mortar Miss/Erod, Extent : Mode Location : Window Sills	LIFE rate, Area Affect	* * ed : 25%	5	\$1,200	
Stucco Cement	25% 2-4 \$2,900 Cracking/Crumbling, Extent : Light, An Location : West Facade	2041 rea Affected : 5%	* *	5	\$2,400	
Windows						
Aluminum	95% Other Observation, Extent: Moderate, Location: Throughout			5	\$700	
TT7 1	Explanation: Units Remain Locked T				# 400	
Wood	5%	2027	\$1,200	5	\$400	
Parapets Cast Stone/Terra Cotta	7% Other Observation, Extent : Light, Area Location : Roof Explanation : Observed From Groun		* *	5	\$200	
Masonry: Brick	90%	LIFE	* *	5	\$400	
Masolily. Blick	Other Observation, Extent: Light, Area Location: Roof Explanation: Observed From Ground	a Affected : 100%	6	J	ψτου	
Pre-Cast Concrete	3% Other Observation, Extent: Light, Area Location: Roof Explanation: Observed From Ground		* *	5	\$100	
Roof	•					
Asphalt Shingle Metal, Corrugated	15% 5% 0-2 \$700 Deformed/Dented, Extent: Moderate, A Location: Front Canopy	2031 2048 Area Affected : 5	\$1,500 * *	10 1	\$100	
Modified Bitumen	80% Other Observation, Extent: Light, Area Location: Roof Explanation: No Access, No Interior		* *	10	\$2,200	

Interior

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 #: 14322

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System	0/. of		Estimated Cost		•		Estimated Cost	Drionit
Component Type	% of Total	(Years)	Estimated Cost	Y ear FY	Estimated Cost	(Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	25%			LIFE	* *	5	\$3,300	
Ceramic Tile	5%			2031	\$6,300	5	\$300	
Vinyl Tile	Location Uneven St Location	: Through ubstrate, Ex u : 3rd Floo	tent : Severe, Area r Sloped, 2nd Floo	Affected r Kitche	l : 30% n Depressed	3	\$1,000	
		aea, Extent : Through	: Moderate, Area . out	Ајјестеа	: 25%			
Wood	25% Deterioral Location Split/Crac	2-4 ted Finish, : First And ked, Extent	\$5,400 Extent : Moderate, d Second Floors : Moderate, Area	-		5	\$1,400	
L., 4 W - 11 -	Location	t : First And	d Second Floors					
Interior Walls Cast in Place Concrete			nt : Moderate, Are t	LIFE a Affecte	* * ed : 5%			
Ceramic Tile	5%			2037	* *	5	\$400	
Gypsum Board	55%			LIFE	* *	5	\$2,500	
Wood	25%			LIFE	* *	5	\$7,600	
Ceilings								
AcousTileSusp.Lay-In	Broken/M Location Cracking/ Location	: Basemen Crumbling, : Basemen	Extent : Moderate t	, Area Ą	ffected : 10%	5	\$500	
		Discoloring, 1 : Basemen	Extent : Moderate t	, Area Ą	ffected : 5%			
Exposed Struc: Wood	10%			LIFE	* *			
Gypsum Board			\$4,900 amage, Extent : Mo out	LIFE oderate,	* * Area Affected : 5%	5	\$5,700	
	Location	: First Flo	nt, Extent : Light, A or, Bad Craftsman	ship				
			xtent : Moderate, A or At Repair Area	irea Affe	cted : 2%			
Site Enclosure								
Fence/Gates Chain Link	100%			2038	* *			
Site Pavements								
Public Sidewalk Cast in Place Concrete	100%			2033	* *			

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 #: 14322

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

Site Pavements

Parking/Driveway

Asphalt 100% 2031 \$8,400

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

Location : At Parking Area Explanation : Cracking

Electrical	Current Repair	Future Repl	lacement	М	aintenance	
System Component Type	% of Fail Date Estimated (Total (Years)	Cost Year Estin FY	nated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Service Equipment Fused Disc Sw	100%	2038	* *	5		
rused Disc Sw	Other Observation, Extent : Light,			3		
	Location: Basement	med mjecied . 100/	· 0			
	Explanation: One 200 Amperes	Main Disconnect Sw	itch			
Switchgear / Switchboard	Explanation . One 200 Imperes	main Disconnect 5w	iicii			
Molded Case Bkrs	100%	2038	* *	5	\$100	
Raceway	10070	2000			V100	
Conduit	100%	2038	* *	1		
Panelboards						
Molded Case Bkrs	100%	2036	* *	5	\$100	
Wiring						
Thermoplastic	100%	2038	* *	1		
Ground						
Grounding Devices						
Generic	·	200 LIFE	* *	5	\$100	
	Other Observation, Extent : Light,	Area Affected : 50%	Ó			
	Location: Basement					
	Explanation : Bonding Cable Ac	ross Water Meter Is I	Missing			
Lighting						
Interior Lighting	1000/	2022	* *	10	¢2.700	
Fluorescent	100% Other Observation, Extent: Light,	2033 Area Affected : 1009		10	\$3,700	
	Location: Throughout	Area Affectea : 1007	70			
	Explanation: T-8 Lamps					
Egress Lighting	Ехрипиноп . 1-0 Lumps					
Emergency, Battery	50%	2033	* *	10	\$500	
Exit, Battery	50%	2033	* *	10	\$100	
Exterior Lighting	2070	2033		10	Ψ100	
HID	40%	2033	* *	10		
Incandescent	10%	2023	\$1,400	2		
No Component	50%		Ψ1,.00	-		
Alarm						

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.

Asset #: 14322

Electrical	Current	Futur	e Replacement	Maintenance			
System Component Type	% of Fail Dat Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Alarm							
Security System							
No Component	90%						
Generic	10%		2023	\$1,300	1	\$200	
	Other Observation,	Extent : Light, Area .	Affected	: 100%			
	Location: Throug	hout					
	Explanation: Can	eras Observed					
Fire/Smoke Detection							
No Component	90%						
Generic, Analog	10%		2036	* *	1-3	\$300	
_	Other Observation,	Extent : Light, Area .	Affected	: 100%			
	Location: Throug	hout					
	Explanation : Smo	ke Detectors With So	ounding.	Bases Observed			

Mechanical	Current Repa	air Future	Replacement	ent Maintenance		
System Component Type	% of Fail Date Es Total (Years)	timated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Natural Gas	100%	2048	* *	1		
Conversion Equipment						
Hot Water Boiler	100%	2026	\$31,400	1	\$2,000	
	Other Observation, Exter	ıt : Light, Area Affected	: 100%			
	Location: Basement Bo	oiler Room				
	Explanation: 1 Unit- H	lart And Grousse - 120,0	000 Btu/hr			
Distribution						
Hot Wtr Piping/Pump	100%	2036	* *	4	\$200	
Terminal Devices						
Convector/Radiator	100%	2033	* *	1	\$1,300	
	Other Observation, Exter Location : Perimeter W		: 100%			
	Explanation : Cast Iron	Baseboard Radiators				
Air Conditioning						
Energy Source						
Electricity	100%	2036	* *	1		
Conversion Equipment						
Window/Wall Unit	70%	2023	\$6,000	1		
No Component	30%					
Ventilation						
Distribution						
Ductwork/Diffusers	10%	LIFE	* *	2-5	\$200	
No Component	90%					

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 #: 14322

Mechanical	Current Repair	Future Re	eplacement	Maintenance					
System Component Type	% of Fail Date Estimated C Total (Years)	ost Year Est FY	timated Cost	Cycle (Yrs)	Estimated Cost	Priority			
Ventilation									
Exhaust Fans									
Roof	5%	2028	\$300	2					
	Other Observation, Extent : Light, A	Area Affected : 10	0%						
	Location : Side Of Building								
	Explanation: Kitchen Exhaust Is on Roof	Ducted Out Of Th	ne Building An	d Up To	An Exhaust Fan				
Wall Unit	5%	2028	\$100	2					
No Component	90%								
Plumbing									
H/C Water Piping									
Brass/Copper	100%	2038	* *	1					
Water Heater									
Gas Fired	100%	2027	\$2,500	2	\$100				
	Other Observation, Extent : Light, 2 Location : Basement Boiler Room		00%						
	Explanation: 1 Unit A.O. Smith C	Capacity 40 Gallo	ns, Installed 2	Years Ag	<i>30</i> .				
Sanitary Piping		•							
Cast Iron	100%	LIFE	* *	1					
Backflow Preventer									
Generic	100%	2028	\$1,000	1	\$300				
Fixtures			-						
Generic	100%								
Fire Suppression									
Chemical System									
Generic	100%	2023	\$27,900	1-3	\$3,700				

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.

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Print Date: 09-Sep-2020 DIV. OF YOUTH & FAMILY JUSTICE - FY 2021

Asset Name : CROSSROADS JUVENILE DETENTION CENTER

Address : 17 BRISTOL ST. AT PITKIN AVE.

Borough : BROOKLYN Agency's Number : N/A

Area Sq Ft : 125,000 Project Type : JUVENILE JUSTICE

Date of Survey : 18-Jul-2016 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,3

Block : 3498 Lot : 8 BIN : 3378202

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$3,289,800	\$268,900
Interior Architecture	\$976,400	\$1,032,600
Electrical		\$3,206,700
Mechanical	\$281,900	\$1,828,800
Total	\$4,548,200	\$6,337,000
Importance Code A	\$3,289,800	\$445,600
Importance Code B	\$1,096,900	\$5,891,500
Importance Code C	\$161,400	
Total	\$4,548,200	\$6,337,000

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$55,600			
Interior Architecture	\$138,500			\$9,100
Electrical	\$40,500	\$9,900	\$10,100	\$17,300
Mechanical	\$69,500	\$19,500	\$24,200	\$14,800
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$312,100	\$37,200	\$42,100	\$49,100
Importance Code A	\$91,000	\$6,200	\$6,200	\$6,200
Importance Code B	\$182,200	\$31,100	\$36,000	\$42,900
Importance Code C	\$39,000			
Total	\$312,100	\$37,200	\$42,100	\$49,100



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.

Asset #: 4382

rchitecture	Current Repair	Future Replacement	Future Replacement Maintenance			
ostem Component Type	% of Fail Date Estimated Cos Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority	
terior						
Exterior Walls	100/ 0.2	1100 **	-	#01.000		
Cast Stone/Terra Cotta	10% 0-2 \$35,200 Cracking/Crumbling, Extent: Light, A Location: Throughout	Irea Affected : 10%	5	\$91,000		
	Staining/Discoloring, Extent : Modera Location : Throughout	nte, Area Affected : 15%				
Masonry: Brick	25% Now \$93,800 Efflorescence, Extent: Moderate, Are Location: Throughout Horizontal Cracks, Extent: Moderate	a Affected : 30%	5	\$29,100		
	Location: Throughout	, 11, 04 11, 100004 . 0 / 0				
	Vertical Cracks, Extent : Severe, Area Location : Throughout	Affected: 5%				
	Water Penetration, Extent : Moderate Location : Gymnasium, Throughout	, Area Affected : 10%				
Masonry: Brick	55%	LIFE **	5	\$64,100		
Metal Panel	5% Now \$2,200	2047 **	5	\$10,900		
	Deformed/Dented, Extent : Light, Are Location : Throughout	a Affected : 10%				
Metal: Cage/Fence	5% Now \$31,700 Corrosion/Rusting, Extent: Light, Are Location: Throughout Deformed/Dented, Extent: Light, Are Location: Throughout	ea Affected : 10%	5	\$12,700		
Windows						
Metal/Detention Type	100% Now \$1,467,600 Deteriorated Finish, Extent: Modera Location: Throughout Glazing Broken/Cracked, Extent: Mo Location: Throughout	te, Area Affected : 40%	5	\$31,500		

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 #: 4382

Architecture	Current Repair	Future Replacement	ture Replacement Maintenance			
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority	
Exterior						
Parapets						
Cast Stone/Terra Cotta	75% Now \$296,900 Joint Mortar Miss/Erod, Extent: Moder	LIFE **	5	\$84,800		
	Location: Throughout	ute, Area Affectea . 2076				
	Water Penetration, Extent : Moderate, A	rea Affected : 20%				
	Location: Throughout					
Metal Panel	5% Now \$12,000	2047 **	5	\$1,400		
	Deformed/Dented, Extent: Moderate, A	rea Affected : 20%				
	Location: Throughout Water Penetration, Extent: Moderate, A	rea Affected : 20%				
	Location: Throughout	rea Affectea . 2070				
Metal Rail	10% 0-2 \$4,200	2032 **	5	\$10,400		
	Corrosion/Rusting, Extent : Light, Area	Affected : 10%				
	Location : Throughout					
Pre-Cast Concrete	10% 0-2 \$5,600	LIFE **	5	\$9,200		
	Water Penetration, Extent: Moderate, A Location: Gymnasium	rea Ајјестеа : 10%				
Roof	zoeanen - Symmasum					
Built-Up (BUR)	60% Now \$1,161,200	2037 **				
	Alligatoring, Extent: Moderate, Area Ag	fected : 30%				
	Location: Throughout Ponding, Extent: Moderate, Area Affect	ed : 10%				
	Location: Throughout	Cu . 1070				
	Vegetation Growth, Extent : Moderate, A	Area Affected : 20%				
	Location : Throughout					
	Water Penetration, Extent: Moderate, A Location: Throughout	rea Affected : 10%				
Metal, Corrugated	30% Now \$37,700	2040 **	1			
Wictar, Corrugated	Water Penetration, Extent: Moderate, A		1			
	Location: Over Gymnasium					
Metal Panel	5%	2040 **	10	\$12,200		
	Corrosion/Rusting, Extent: Light, Area	Affected : 10%				
	Location: Throughout Other Observation, Extent: Light, Area	Affected : 100%				
	Location: Above Balconies	Affected: 10070				
	Explanation : Perforated Metal Screen					
Skylight, Plastic	5% Now \$197,400	2032 **	1			
	Glazing Broken/Cracked, Extent: Mode	rate, Area Affected : 40%				
Interior	Location : Throughout					

Interior

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 #: 4382

Architecture	Current l	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior							
Floors							
Cast in Place Concrete	10% Now Cracking/Crumbling, Location: Through		LIFE , Area Aj	* * ffected : 15%	5	\$35,400	
Ceramic Tile	20% Now Cracking/Crumbling, Location: Through		2036 , Area Aj	* * ffected : 20%	5	\$16,200	
Quarry Tile	5% Now Cracking/Crumbling Location: Through	-	2040 ea Affecte	* * ed : 10%	5	\$6,100	
Sheet Vinyl/Rubber	10% Now Worn/Eroded, Extent Location: Through		2032 eted : 109	* *	5	\$12,100	
Traffic Topping	10%		2027	\$214,400	5	\$20,200	
Vinyl Tile	45% Now Cracking/Crumbling, Location: Through Worn/Eroded, Extent Location: Through	out : Moderate, Area .			3	\$27,300	
Interior Walls	Location . Through	Out					
Cast in Place Concrete	5%		LIFE	* *			
Ceramic Tile	5% Now	\$38,300	2036	* *	5	\$3,200	
31111111	Cracking/Crumbling, Location: Through	, Extent : Light, Are		ed : 30%		\$5,200	
Concrete Masonry Unit	40% 0-2	\$123,100	LIFE	* *	5	\$20,800	
•	Cracking/Crumbling, Location : Through		ea Affecto	ed : 20%			
Glass: Single Pane	5% Now Glazing Broken/Crac Location: Through	-	LIFE Area A <u>f</u>	* * Fected : 20%	5	\$4,900	
Gypsum Board	40% Now Cracking/Crumbling, Location: Through		LIFE , Area Aj	* * ffected : 10%	5	\$31,200	
Plaster	5% Now Other Observation, E Location : Through Explanation : Epox	out Bathrooms	LIFE Area Affe	* * ected : 100%	5	\$1,900	

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 #: 4382

Architecture	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior								
Ceilings								
AcousTileConcealSpLn	5%	Now	\$21,000	2040	* *	5	\$5,100	
	O	Trumbling, : Througho	Extent : Moderate out	, Area A	ffected : 30%			
Exposed Concrete	10%			LIFE	* *	5	\$2,500	
Exposed Struc: Steel	10%	Now	\$364,000	LIFE	* *			
•		etration, Ex : Through	xtent : Light, Area out	Affected	: 20%			
Gypsum Board	60%	0-2	\$52,400	LIFE	* *	5	\$121,400	
71	Cracking/Crumbling, Extent: Moderate, Area Affected: 30%							
	Location	: Through	out					
	Water Pene	etration, Es	xtent : Moderate, A	lrea Affe	cted : 10%			
	Location	: Through	out					
Metal Panel	15%			LIFE	* *	5	\$30,400	

Electrical		Current Repair		e Replacement	Maintenance		
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts							
Service Equipment							
Air Circuit Breaker	100%		2037	* *	5	\$700	
Switchgear / Switchboard							
Air Circuit Breaker	100%		2037	* *	5	\$700	
Raceway							
Conduit	100%		2037	* *	1		
Panelboards							
Fused Disc Sw	5%		2035	* *	5	\$100	
Molded Case Bkrs	95%		2035	* *	5	\$3,100	
Wiring							
Thermoplastic	100%		2037	* *	1		
Motor Controllers							
Locally Mounted	10%		2032	* *	5	\$100	
Motor Control Center	90%		2032	* *	5	\$3,100	
Ground							
Grounding Devices							
Generic	100%		LIFE	* *	5	\$1,800	
Stand-by Power							
Transfer Switches							
Automatic	100%		2032	* *	1	\$38,500	
Generators							
Diesel	100%		2030	\$188,300	1	\$48,400	
	Other Obs	servation, Extent : Moderate, A	1rea Affe	ected : 100%			
	Location	: Generator Room Outside					
	Explana	tion : One 120 Kilovolt-amper	e Detroi	t Diesel			
Batteries							
Nickel Cadmium	100%		2022	\$1,600	5	\$27,900	

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 #: 4382

Electrical	Current Repair	Current Repair Future Replacement Maintenance			aintenance				
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit			
Stand-by Power									
Fuel Storage									
Day Tank	50%	2035	* *	5	\$11,600				
	Other Observation, Extent : Moderate,	Area Affe	ected : 100%						
	Location : Generator Room Outside								
	Explanation: One 100 Gallon Tank								
Main Tank	50%	2042	* *	5	\$1,800				
	Other Observation, Extent : Moderate,	Area Affe	ected : 100%						
	Location: Basement								
	Explanation: One 6,500 Gallon Tank	ζ							
Lighting									
Interior Lighting Fluorescent	50%	2027	\$1,096,900	10	\$57,300				
Fluorescent					\$37,300				
	Compact Fluorescent Light, Extent: Moderate, Area Affected: 100%								
	Location : Hallways, Lobby And Inmates Room Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Hallways, Lobby And Inmates Room								
	Explanation: Lihgting Covers Recom			oar Glass	s To Gat Mora				
	Brighter	ітепией 1	to Replace Into Cit	eur Giuss	s 10 Get More				
Fluorescent	10%	2027	\$219,400	10	\$11,500				
2 - 11 - 1 - 1 - 1 - 1	T-5 Lamps And Fixtures, Extent: Mode				4,-				
	Location : Offices		55						
Fluorescent	40%	2027	\$877,500	10	\$45,900				
	T-8 Lamps And Fixtures, Extent: Mode		·		+ - ,				
	Location : Throughout The Building								
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Throughout The Building								
	Explanation : Lighting Covers Are Re	ecommend	ded To Replace Into	o Clear (Glass To Get More				
	Brighter								
Egress Lighting									
Emergency, Service	60%	2027	\$39,400	1					
Exit, LED	40%	2042	* *	1					
Exterior Lighting	1000/	2025	# 504.000	1.0	0.400				
HID	100%	2027	\$504,000	10	\$400				
Alarm									
Security System	000/								
	90%	2027	¢20.200	1	#2 200				
No Component		2027	\$28,300	1	\$3,300				
Generic	7%	2027	* *	1	¢1 200				
•	3% Now \$12,100	2037	** ad : 100%	1	\$1,300				
Generic	3% Now \$12,100 Cameras Damaged, Extent : Severe, An	rea Affect	ed : 100%	1	\$1,300				
Generic Generic	3% Now \$12,100	rea Affect	ed : 100%	1	\$1,300				
Generic	3% Now \$12,100 Cameras Damaged, Extent : Severe, An	rea Affect	ed : 100%	1	\$1,300				

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 #: 4382

l lechanical		Current F	Repair	Futur	re Replacement Maintenance			
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
eating	•			•				
Energy Source								
Natural Gas	70%			2047	* *	1		
Interruptible Gas/Dual Fuel	30%			2047	* *	1		
			xtent : Moderate, .		ected : 30%			
			oom, Underground		· - J			
	•	non : Gas S Gallon Tan	Service Cannot Be k	ınterrupi	rea			
Conversion Equipment	1 0,000	Gunon Tuni	·					
Furnace	60%			2027	\$176,600	1	\$37,100	
		ervation, E	xtent : Light, Area		·		. ,	
	Location		0 -	55				
		-	ooftop Package Un	its				
Furnace	10%	Now	\$29,400	2037	* *	1	\$5,600	
			Extent : Severe, A		ted : 10%		4-,	
			n Unit For The Gy					
Hot Water Boiler	30%			2032	* *	1	\$18,500	
Thet water Boner	Other Obs		xtent : Light, Area t		: 30%	1	Ψ10,200	
	Explana	tion : 2 Duc	al Fuel Hot Water	Boilers				
Distribution	-							
Hot Wtr Piping/Pump	30%			2043	* *	4	\$2,800	
No Component	70%							
Terminal Devices								
Convector/Radiator	25%			2032	* *	1	\$10,100	
Unit Heater - Steam	5%			2027	\$22,300	4	\$900	
No Component	70%							
ir Conditioning								
Energy Source								
Electricity	100%			2043	* *	1		
Conversion Equipment Ext Pkg Unit -	80%	Now	\$125,200	2027	\$1,251,900	2	\$4,900	
Heating/Cooling	Other Observation, Extent : Light, Area Affected : 80%							
	Location		xieni . Ligni, Area	Ајјестеи	. 00/0			
			Refrigerant. Ineffi	aiant Ana	I Defeative Units			
N. C.			Kejrigerani. Inejju	ieni And	i Dejective Ontis.			
No Component	20%							
entilation								
Distribution Ductwork/Diffusers	1000/	Mary	¢115 200	LIFE	* *	2.5	\$60.700	
Ductwork/Diffusers		Now	\$115,200		tad : 150/	2-5	\$69,700	
	Location		Extent : Severe, Ai	еи Ајјесі	еси . 13/0			
		-	xtent : Moderate, .	Area Aff	octed · 20%			
		ervanon, E 1 : Basemen		тен Ајје	cica . 20/0			
	Locunon	. Dusemen	ı					

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 #: 4382

Mechanical	Current Repair		Futur	Future Replacement		Maintenance		
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit	
Ventilation								
Exhaust Fans	1000/ 31	Ø41.700	2027	#207.500	2	#2 100		
Roof	100% Now Not in Service, Extent Location: Roof Other Observation, E. Location: Roof Explanation: Urger Ventilation Relies O	xtent : Severe, Are at Exhaust Fans Ro	a Affecte	d : 70%	2 Iding Is I	\$3,100 Enclosed, Air		
Plumbing								
H/C Water Piping								
Brass/Copper	100%		2047	* *	1			
Water Heater	1000/		2026	07/ 200	^	#1 000		
Gas Fired	100% Recent Installation, E. Location : Basemen. Other Observation, E.	t			2	\$1,800		
	Location: Basement							
	Explanation : There	Are 2 Hot Water	Heaters A	Ind 4 Storage Tank	ks.			
Sanitary Piping								
Cast Iron	100%		LIFE	* *	1			
Storm Drain Piping								
Cast Iron	100%		LIFE	* *	1			
Sump Pump(s) Non-Submersible	100%		2027	\$19,100	4	\$4,000		
Sewage Ejector(s) Electric	100%		2027	\$36,000	4	\$7,500		
Fixtures Generic	100% Other Observation, E. Location : Througho Explanation : Ceran Damaged	out Facility			Center Us	re - Too Easily		
ertical Transport	υ···							
Elevators								
Hydraulic	100% Other Observation, E. Location : 1 Freight Floor Explanation : Two U	Unit From Basen			nger Uni	t From 1st To 3rd		
ire Suppression								
Sprinkler								
Generic	100%		2037	* *	1-2	\$35,000		
Fire Pump Generic	100%		2030	\$80,500	1	\$23,300		
Generic	100/0		2030	\$60,500	1	\$43,300		

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.

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DIV. OF YOUTH & FAMILY JUSTICE - 130 CROSSROADS JUVENILE DETENTION CENTER

Asset #: 4382

Mechanical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Fire Suppression Chemical System				
Generic	100%	2022 \$27,900	1-3 \$4,000	
	Other Observation, Extent : Light, Area	a Affected : 100%	. ,	
	Location: Kitchen			
	Explanation: 2 Sets			

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: 09-Sep-2020 DIV. OF YOUTH & FAMILY JUSTICE - FY 2021

Asset Name : HORIZON JUVENILE DETENTION CENTER
Address : 560 BROOK AVENUE @WESTCHESTER AVE.

Borough : BRONX Agency's Number : N/A
Program / Asset # : DJJ0003.000 / 4383 Yr Built/Renovated : 1997 /

Area Sq Ft : 100,204 Project Type : JUVENILE JUSTICE

Date of Survey : 05-Mar-2020 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2

Block : 2276 Lot : 1 BIN : 2000133

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$699,500	\$285,100
Interior Architecture	\$275,200	\$187,600
Electrical		\$2,360,900
Mechanical	\$184,500	\$1,453,100
Total	\$1,159,200	\$4,286,700
Importance Code A	\$776,800	\$403,100
Importance Code B	\$298,000	\$3,837,500
Importance Code C	\$84,400	\$46,100
Total	\$1,159,200	\$4,286,700

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$51,200		\$40,700	
Interior Architecture	\$132,200		\$47,000	
Electrical	\$13,700	\$9,800	\$17,300	\$10,300
Mechanical	\$45,800	\$23,500	\$21,800	\$18,300
Site Pavements	\$21,900			
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$272,600	\$41,200	\$134,700	\$36,600
Importance Code A	\$55,700	\$5,000	\$45,700	\$5,000
Importance Code B	\$163,600	\$36,200	\$85,500	\$31,600
Importance Code C	\$53,300		\$3,500	
Total	\$272,600	\$41,200	\$134,700	\$36,600



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.

Asset #: 4383

Architecture		Current Repair	Futur	e Replacement	M	aintenance	
ystem Component Type	% of Total	Fail Date Estimated Cos (Years)	t Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior							
Exterior Walls							
Masonry: Brick Cavity	65%		LIFE	* *	5	\$122,500	
Metal Sect. OHD	5%		2044	* *	5	\$14,700	
Metal: Cage/Fence	4%		2044	* *	5	\$16,500	
	Location	ervation, Extent : Light, Arc : Perimeter Balconies	ea Affected	! : 100%			
		ion : Perforated Panels					
Metal: Cage/Fence	1%		2036	* *	5	\$4,100	
	Location	ervation, Extent : Light, Ard : South Facade	ea Affected	! : 100%			
		ion : Enclosed Sally Port					
Pre-Cast Concrete	20%	0-2 \$33,300		* *	5	\$61,300	
		iscoloring, Extent : Moderd : Throughout	ite, Area Ą	ffected : 10%			
Window Wall	5%		2051	* *	5	\$17,700	
Windows						•	
Metal/Detention Type	98%	0-2 \$556,300	2051	* *	5	\$23,900	
	Other Obse	ervation, Extent : Light, Arc	ea Affected	1:50%			
	Location	: Plexi Replaced On First I	Floor Only				
	Explanati	ion : Steel Frames With Hig	gh Strength	n Plexiglass Glazin	g		
Metal Louvers	2%		2034	* *	10	\$1,700	
Parapets							
Masonry: Brick	10%	Now \$5,000	LIFE	* *	5	\$1,600	
·		ar Miss/Erod, Extent : Mod	lerate, Ared	a Affected : 15%			
		: Staff Terrace	1.00	1 100/			
		etration, Extent : Severe, Al : At Staff Terrace Into Hall		d : 10%			
Metal: Cage/Fence	10%	4+ \$1,700	2044	* *	5	\$5,300	
C		Rusting, Extent : Light, Are : Pitch Pockets	ea Affected	: 15%			
	80%		LIFE	* *	5	\$163,900	

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 #: 4383

Architecture	Current Repair	Future Replacement	Maintenance		
System Component Type	% of Fail Date Estimated Cos Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
Exterior					
Roof	50/		1.0	#11 2 00	
Cast in Place Concrete	5%	LIFE **	10	\$11,200	
Metal, Corrugated	20% Recent Repair Evident, Extent : Light	2044	1		
	Location: Roof	i, Area Affectea : 10070			
Metal Panel	10%	2036 **	10	\$24,600	
ivictai i alici	Corrosion/Rusting, Extent : Light, Ar		10	\$24,000	
	Location: Throughout	cu ny colou . 570			
	Other Observation, Extent : Moderat	e, Area Affected : 100%			
	Location : Above Balconies	30			
	Explanation : Perforated Metal Scr	eens			
Modified Bitumen	60%	2039 **	10	\$80,600	
	Recent Installation, Extent : Light, An	rea Affected : 100%			
	Location: Main Roof				
Skylight, Plastic	5%	2048 **	1		
• 5	Recent Replace Evident, Extent : Ligi	ht, Area Affected : 100%			
	Location: Roof				
Soffits					
Stucco Cement	100%	2044 **	5	\$46,800	
Interior					
Floors	20/	1100 **	-	#10. 7 00	
Cast in Place Concrete	3%	LIFE	5	\$19,700	
Ceramic Tile Panel/Paver: Cer/Brk	25% 45%	2044 ** 2047 **	5	\$37,500	
Quarry Tile	2%	2047	5 5	\$151,900 \$4,500	
Vinyl Tile	25%	2036 **	3	\$4,300 \$14,100	
Interior Walls	2370	2030		\$14,100	
Cast in Place Concrete	5%	LIFE **	10	\$17,400	
Ceramic Tile	5%	2044 **	5	\$7,000	
	Recent Replace Evident, Extent : Light	ht, Area Affected : 100%		. ,	
	Location: Bathrooms, Toilets				
Concrete Masonry Unit	25%	LIFE **	5	\$27,900	
Glass: Special Gauge	10%	LIFE **	1		
Gypsum Board	55%	LIFE **	5-10	\$130,500	
Ceilings					
AcousTileConcealSpLn	15%	2044 **	5	\$28,100	
AcousTileSusp.Lay-In	5%	2044 **	5	\$7,500	
Exposed Concrete	20%	LIFE **	5-10	\$37,500	
Exposed Struc: Steel	10%	LIFE **	10	\$30,000	
Gypsum Board	35%	LIFE **	5-10	\$180,400	
Metal Panel	15%	LIFE **	5	\$56,200	
Site Enclosure					
Fence/Gates Chain Link	50%	2051 **			
Masonry: Brick	50%	2051 **			
Widsom y. Dilek	3070	2031			

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 #: 4383

Architecture		Current Repai	r	Futur	e Replacement	M	laintenance	
System Component Type	% of Total	Fail Date Estin (Years)	mated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure								
Retaining Walls								
Cast in Place Concrete	25%			2066	* *			
Concrete Masonry Unit	25%			2051	* *			
Masonry: Brick	50%			2051	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2044	* *			
	_	l/Bulging, Exten : Brook Avenue		ea Affeci	ed : 5%			
On-Site Walkways								
Cast in Place Concrete	100%			2044	* *			
Parking/Driveway								
Asphalt	100%	0-2	\$21,900	2040	* *			
-	Cracking/	Crumbling, Exte	nt : Moderate	, Area A	ffected : 10%			
	Location	: Driveway And	Parking Area	а				
Activity Yard								
Asphalt	40%			2040	* *			
Cast in Place Concrete	40%			2044	* *			
Under Construction	20%							

Electrical	Current Repa	r Future Repla	cement	Maintenance			
System Component Type	% of Fail Date Esti Total (Years)	mated Cost Year Estim FY	ated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Under 600 Volts		•					
Service Equipment							
Air Circuit Breaker	100%	2041	* *	5	\$500		
	Other Observation, Extent	: Light, Area Affected : 100%	ó				
	Location : Electrical Roc	om					
	Explanation : Four 4,000) Ampere Main Disconnect Sv	vitches				
Switchgear / Switchboard	· ·	Î					
Molded Case Bkrs	100%	2041	* *	5	\$2,600		
Raceway							
Conduit	100%	2041	* *	1			
Panelboards							
Fused Disc Sw	10%	2039	* *	5	\$200		
Molded Case Bkrs	90%	2039	* *	5	\$2,400		
Wiring							
Thermoplastic	100%	2041	* *	1			
Motor Controllers							
Locally Mounted	20%	2036	* *	5	\$100		
Motor Control Center	80%	2036	* *	5	\$2,200		
Ground					•		
Grounding Devices							
Generic	100%	LIFE	* *	5	\$2,900		

Stand-by Power

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 #: 4383

Electrical	Current Repair	Futur	e Replacement	M	laintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power						
Transfer Switches	1000/	2026	* *	1	#20.000	
Automatic	100%	2036	* *	1	\$30,800	
Generators Diesel	100%	2034	* *	1	\$38,800	
Diesei	Other Observation, Extent : Light, Area			1	\$30,000	
	Location: Outside	11,500,000	. 10070			
	Explanation: One 1,200 Kilowatts					
Batteries						
Lead/Acid	100%	2024	\$1,600	5	\$3,700	
Fuel Storage						
Day Tank	50%	2039	* *	5	\$9,300	
	Other Observation, Extent : Moderate,	Area Affe	ected : 100%			
	Location: Generator Room					
	Explanation: One 275 Gallons					
Main Tank	50%	2046	**	5	\$1,500	
	Other Observation, Extent : Light, Area	Affected	! : 100%			
	Location : Underground Explanation : One 8,000 Gallons					
ighting	Explanation . One 8,000 Gations					
Interior Lighting						
Fluorescent	10%	2031	\$175,900	10	\$9,200	
	Other Observation, Extent : Light, Area Location : Hallways				41, 11	
	Explanation: T-5 Lamps					
Fluorescent	70%	2031	\$1,231,100	10	\$64,300	
	Other Observation, Extent : Light, Area				400,000	
	Location: Throughout The Building					
	Explanation: T-8 Lamps					
Fluorescent	20%	2031	\$351,700	10	\$18,400	
	Compact Fluorescent Light, Extent : Li	ght, Area	Affected: 100%			
	Location : Hallways And Dorms					
Egress Lighting						
Emergency, Service	50%	2031	\$26,300	1		
Emergency, Battery	10%	2031	\$14,400	10	\$2,400	
Exit, LED	30%	2046	**	1		
Exit, Service	10%	2031	\$3,600	1		
Exterior Lighting	200/	2021	¢00.000	10	#100	
HID No Component	20% 80%	2031	\$80,800	10	\$100	
No Component	OU / 0					

Alarm

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Asset #: 4383

Electrical	Current Repair	Futur	e Replacement	M	aintenance		
System Component Type	% of Fail Date Estima Total (Years)	ted Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
larm							
Security System							
No Component	70%						
Generic	20%	2031	\$64,700	1	\$7,500		
	Other Observation, Extent : L	ight, Area Affected	: 100%				
	Location : Hallways, Dorms	Lobby Outside					
	Explanation: CCTV Surveil	lance Camera					
Generic	10%	2031	\$32,400	1	\$3,700		
	Other Observation, Extent : Light, Area Affected : 100%						
	Location : Exit Doors						
	Explanation : Intrusion Alar	m					
Fire/Smoke Detection							
No Component	70%						
Generic, Digital	30%	2031	\$332,400	1-3	\$19,100		
	Other Observation, Extent : Light, Area Affected : 100%						
	Location : Throughout The Building						
	Explanation : Strobe Lights, Fire Alarm Panel	Alarm Bells, Man	ual Pull Stations, H	Horns, Sti	robe Lights And		

echanical	Current Repair	Futu	re Replacement	М	aintenance	
vstem Component Type	% of Fail Date Estin Total (Years)	mated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
eating						
Energy Source						
Natural Gas	50%	2051	* *	1		
Interruptible Gas/Dual Fuel	50%	2041	* *	1		
	Other Observation, Extent	Light, Area Affected	d: 100%			
	Location : Buried In Cou	rt Yard				
	Explanation: One 8,000	Gallon Oil Tank. No.	2 Fuel			
Conversion Equipment						
Furnace	50%	2031	\$118,000	1	\$24,800	
Hot Water Boiler	40%	2036	* *	1	\$19,800	
	Other Observation, Extent Location: Boiler Room Explanation: 2 Units	: Light, Area Affected	d : 100%			
Hot Water Boiler	10% 0-2	\$77,200 2051	* *	1	\$4,500	
	Malfunctioning, Extent : M	. ,	ed : 100%		+)=	
	Location : Basement Boile Source Automatically			Will Not	Switch Fuel	
Distribution						
Hot Wtr Piping/Pump	100%	2047	* *	4	\$7,400	

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Asset #: 4383

Mechanical	Current Repair		Future Replacement		Maintenance	
System Component Type	% of Fail Date E Total (Years)	stimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Terminal Devices						
Air Handler	40%	2031	\$563,600	1	\$24,800	
Convector/Radiator	20% 0-2	\$107,300 2051	* *	1	\$5,800	
	Malfunctioning, Extent					
		t, Defective Building Au Climate Control Comp			Room	
Convector/Radiator	40%	2036	* *	1	\$13,000	
Air Conditioning						
Energy Source						
Electricity	100%	2047	* *	1		
Conversion Equipment						
Ext Pkg Unit -	50%	2031	\$627,200	2	\$3,100	
Heating/Cooling			. , , , , ,		. , .	
2 2	R-22 Refrigerant, Exten	t : Light, Area Affected .	1%			
	Location : Air Conditi					
Ext Pkg Unit -	50%	2039	* *	2	\$3,100	
Heating/Cooling	5070	2037		_	ψ3,100	
ricating/Cooling	Recent Installation, Ext	ent · Lioht Area Affecte	d · 50%			
	Location : Roof	mi . Bigm, m ca mycetet				
Ventilation	Locuiton . Rooj					
Distribution						
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$88,500	
	10070	LIFE		2-3	\$66,300	
Exhaust Fans	50%	2020	* *	2	¢1.500	
Roof		2039		2	\$1,500	
	Recent Installation, Extended Location: Roof	ent : Ligni, Area Affecte	a : 30%			
Roof	50%	2031	\$83,200	2	\$1,500	
	Other Observation, Exte Location : Roof	ent : Light, Area Affected	d : 100%			
	Explanation : This Co This Report	mponent Is Already Acc	ounted For Under T	The Cooli	ing Section Of	
Plumbing						_
H/C Water Piping						
Brass/Copper	95%	2051	* *	1		
Brass/Copper	5%	2051	* *	1		
Water Heater						
Gas Fired	100%	2029	\$61,100	2	\$1,500	
	Other Observation, Exte	ent : Moderate, Area Aff	ected : 100%			
	Location : Boiler Room	n				
	Explanation: Two Ga	s Fired Hot Water Heat	ers			
Sanitary Piping	*					
Cast Iron	100%	LIFE	* *	1		
	Other Observation, Exte		ected : 5%	=		
	Location : Basement I					
	Explanation : Newly I					
Storm Drain Piping	Enplanation . Ivewly I	wanca muci atu				
	1000/	LIFE	* *	1		
Cast Iron	100%	LIFE		1		

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Asset #: 4383

Mechanical System Component Type	Current Repair	Futur	Future Replacement		Maintenance	
	% of Fail Date Estimated Total (Years)	Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing						
Sump Pump(s)						
Non-Submersible	100%	2031	\$15,300	4	\$3,200	
Sewage Ejector(s)						
Electric	100%	2031	\$28,900	4	\$6,000	
Backflow Preventer						
Generic	100%	2036	* *	1	\$6,100	
	Other Observation, Extent : Light Location : First Floor	, Area Affected	: 100%			
	Explanation: Backflow Preventer Located On The First Floor					
Fixtures						
Generic	100%					
Vertical Transport						
Elevators						
Hydraulic	100%	LIFE	* *			
	Other Observation, Extent : Light, Area Affected : 50% Location : Basement To 2nd Floor					
	Explanation: There Are 2 Hydraulic Elevators					
Fire Suppression Sprinkler						
Generic	100%	2051	* *	1-2	\$28,100	
Fire Pump						
Generic	100%	2040	* *	1	\$18,700	
Chemical System						
Generic	100%	2026	\$27,900	1-3	\$4,000	
	Other Observation, Extent : Light, Area Affected : 100%					
	Location: Kitchen					
	Explanation: Chemical Fire Suppression System In Kitchen					

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