

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



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.

DIV. OF YOUTH & FAMILY JUSTICE - 130
BEACH AVE. NON-SECURE DET. HOME1 (GROUP HOME)

Asset # : 14321

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	70%	Now	\$17,000	LIFE	**	5	\$5,300	
	Horizontal Cracks, Extent : Moderate, Area Affected : 5%							
	Location : South And West Facade							
	Vertical Cracks, Extent : Moderate, Area Affected : 2%							
	Location : East Facade							
Pre-Cast Concrete	5%	Now	\$2,700	LIFE	**	5	\$1,200	
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%							
	Location : Window Sills							
Stucco Cement	25%	Now	\$2,900	2041	**	5	\$2,400	
	Vertical Cracks, Extent : Moderate, Area Affected : 5%							
	Location : West Facade							
Windows								
Aluminum	95%	Now	\$700	2044	**	5	\$400	
	Unit Inoperable, Extent : Moderate, Area Affected : 5%							
	Location : Second Floor, Window Boarded Up							
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							
	Explanation : Units Remain Locked Throughout For Security Purposes							
Wood	5%			2027	\$1,200	5	\$400	
Parapets								
Cast Stone/Terra Cotta	7%			LIFE	**	5	\$200	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Roof							
	Explanation : Observed From Ground							
Masonry: Brick	90%			LIFE	**	5	\$400	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Roof							
	Explanation : Observed From Ground							
Pre-Cast Concrete	3%			LIFE	**	5	\$100	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Roof							
	Explanation : Observed From Ground							
Roof								
Asphalt Shingle	15%			2031	\$1,500	10	\$100	
Metal, Corrugated	20%	0-2	\$2,600	2048	**	1		
	Deformed/Dented, Extent : Moderate, Area Affected : 50%							
	Location : Front Canopy							
Modified Bitumen	65%			2033	**	10	\$1,800	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Roof							
	Explanation : No Access, No Interior Leaks							

Interior

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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									
Floors									
	Cast in Place Concrete	25%			LIFE	**	5	\$3,300	
	Ceramic Tile	5%			2031	\$6,300	5	\$300	
	Vinyl Tile	30%	0-2	\$1,700	2033	**	3	\$700	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : Second Floor								
	Wood	40%	2-4	\$8,600	2056	**	5	\$2,300	
	Deteriorated Finish, Extent : Moderate, Area Affected : 30%								
	Location : First And Second Floors								
	Split/Cracked, Extent : Moderate, Area Affected : 15%								
	Location : First And Second Floors								
Interior Walls									
	Cast in Place Concrete	15%			LIFE	**			
	Ceramic Tile	10%			2037	**	5	\$800	
	Gypsum Board	50%	Now	\$1,700	LIFE	**	5	\$2,300	
	Cracking/Crumbling, Extent : Severe, Area Affected : 5%								
	Location : Basement								
	Recent Repair Evident, Extent : Light, Area Affected : 2%								
	Location : First Floor Basement Stair								
	Water Penetration, Extent : Severe, Area Affected : 5%								
	Location : Basement								
	Wood	25%			LIFE	**	5	\$7,600	
Ceilings									
	Exposed Struc: Wood	20%			LIFE	**			
	Gypsum Board	80%			LIFE	**	5	\$6,100	
	Recent Replace Evident, Extent : Light, Area Affected : 2%								
	Location : Basment								
Site Enclosure									
	Fence/Gates								
	Chain Link	100%			2038	**			
	Other Observation, Extent : Moderate, Area Affected : 50%								
	Location : Watson Ave								
	Explanation : Fence Leaning								
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%			2041	**			
	Parking/Driveway								
	Asphalt	100%			2031	\$8,400			
	Other Observation, Extent : Light, Area Affected : 15%								
	Location : At Parking Area								
	Explanation : Cracking								

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

Under 600 Volts

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Asset # : 14321

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Molded Case Bkrs	100%			2038	* *	5	\$100	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Basement						
			Explanation : One 200 Amperes Main Disconnect Switch						
	Raceway								
	Conduit	100%			2038	* *	1		
	Panelboards								
	Molded Case Bkrs	100%			2036	* *	5	\$100	
	Wiring								
	Thermoplastic	100%			2038	* *	1		
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$100	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Basement						
			Explanation : Boiler Room						
Lighting									
	Interior Lighting								
	Fluorescent	80%			2033	* *	10	\$3,000	
			T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%						
			Location : Throughout						
	Incandescent	20%			2023	\$4,500	2		
	Egress Lighting								
	Emergency, Battery	50%			2033	* *	10	\$500	
	Exit, Battery	50%			2028	\$3,200	10	\$100	
	Exterior Lighting								
	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								
	No Component	80%							
	Generic, Analog	20%			2028	\$9,000	1-3	\$500	
			Other Observation, Extent : Light, Area Affected : 10%						
			Location : Throughout						
			Explanation : Smoke Detectors With Sounding Bases						

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

Heating

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Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2048	**	1		
	Conversion Equipment								
	Hot Water Boiler	100%			2033	**	1	\$2,000	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Basement Boiler Room						
			Explanation : 1 Unit, Hart And Grousse Corp. - 120,000 Btu/hr						
	Distribution								
	Hot Wtr Piping/Pump	100%			2036	**	4	\$200	
	Terminal Devices								
	Convactor/Radiator	100%			2033	**	1	\$1,300	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Perimeter Walls						
			Explanation : Cast Iron Baseboard Radiators						
Air Conditioning									
	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%							
	Exhaust Fans								
	Wall Unit	5%	Now		2028	\$100	2		
			Malfunctioning, Extent : Moderate, Area Affected : 10%						
			Location : Second Floor Bathroom, Defective Exhaust Fan						
			Other Observation, Extent : Light, Area Affected : 10%						
			Location : 2nd Floor						
			Explanation : Bathroom Only						
	No Component	95%							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2038	**	1		
	Water Heater								
	Gas Fired	100%			2023	\$2,500	2	\$100	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Basement Boiler Room						
			Explanation : 40 Gallon Rheems						
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Fixtures								
	Generic	100%							

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Print Date : 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



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DIV. OF YOUTH & FAMILY JUSTICE - 130
BEACH AVE. NON-SECURE DET. HOME2 (GROUP HOME)

Asset # : 14322

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	70%	Now	\$17,000	LIFE	* *	5	\$5,300	
	Corrosion/Rusting, Extent : Moderate, Area Affected : 5%							
	Location : Window Lintels, East Facade							
	Diagonal Cracks, Extent : Moderate, Area Affected : 5%							
	Location : East Facade							
	Horizontal Cracks, Extent : Moderate, Area Affected : 5%							
	Location : West Facade							
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 2%							
	Location : East Facade, Window Sill							
Pre-Cast Concrete	5%	Now	\$2,700	LIFE	* *	5	\$1,200	
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%							
	Location : Window Sills							
Stucco Cement	25%	2-4	\$2,900	2041	* *	5	\$2,400	
	Cracking/Crumbling, Extent : Light, Area Affected : 5%							
	Location : West Facade							
Windows								
Aluminum	95%			2044	* *	5	\$700	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							
	Explanation : Units Remain Locked Throughout For Security Purposes							
Wood	5%			2027	\$1,200	5	\$400	
Parapets								
Cast Stone/Terra Cotta	7%			LIFE	* *	5	\$200	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Roof							
	Explanation : Observed From Ground							
Masonry: Brick	90%			LIFE	* *	5	\$400	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Roof							
	Explanation : Observed From Ground							
Pre-Cast Concrete	3%			LIFE	* *	5	\$100	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Roof							
	Explanation : Observed From Ground							
Roof								
Asphalt Shingle	15%			2031	\$1,500	10	\$100	
Metal, Corrugated	5%	0-2	\$700	2048	* *	1		
	Deformed/Dented, Extent : Moderate, Area Affected : 50%							
	Location : Front Canopy							
Modified Bitumen	80%			2033	* *	10	\$2,200	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Roof							
	Explanation : No Access, No Interior Leaks							

Interior

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DIV. OF YOUTH & FAMILY JUSTICE - 130
BEACH AVE. NON-SECURE DET. HOME2 (GROUP HOME)

Asset # : 14322

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior Floors									
	Cast in Place Concrete	25%			LIFE	**	5	\$3,300	
	Ceramic Tile	5%			2031	\$6,300	5	\$300	
	Vinyl Tile	45%	0-2	\$7,500	2028	\$24,900	3	\$1,000	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
	Location : Throughout								
	Uneven Substrate, Extent : Severe, Area Affected : 30%								
	Location : 3rd Floor Sloped, 2nd Floor Kitchen Depressed								
	Worn/Eroded, Extent : Moderate, Area Affected : 25%								
	Location : Throughout								
	Wood	25%	2-4	\$5,400	2056	**	5	\$1,400	
	Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
	Location : First And Second Floors								
	Split/Cracked, Extent : Moderate, Area Affected : 15%								
	Location : First And Second Floors								
Interior Walls									
	Cast in Place Concrete	15%			LIFE	**			
	Vertical Cracks, Extent : Moderate, Area Affected : 5%								
	Location : Basement								
	Ceramic Tile	5%			2037	**	5	\$400	
	Gypsum Board	55%			LIFE	**	5	\$2,500	
	Wood	25%			LIFE	**	5	\$7,600	
Ceilings									
	AcousTileSusp.Lay-In	15%	Now	\$7,900	2048	**	5	\$500	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
	Location : Basement								
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : Basement								
	Staining/Discoloring, Extent : Moderate, Area Affected : 5%								
	Location : Basement								
	Exposed Struc: Wood	10%			LIFE	**			
	Gypsum Board	75%	0-2	\$4,900	LIFE	**	5	\$5,700	
	Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 5%								
	Location : Throughout								
	Recent Repair Evident, Extent : Light, Area Affected : 2%								
	Location : First Floor, Bad Craftsmanship								
	Water Penetration, Extent : Moderate, Area Affected : 2%								
	Location : First Floor At Repair Area								
Site Enclosure									
	Fence/Gates								
	Chain Link	100%			2038	**			
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%			2033	**			

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

Asset # : 14322

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	

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 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%

2038

**

5

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

Location : Basement

Explanation : One 200 Amperes Main Disconnect Switch

Switchgear / Switchboard

Molded Case Bkrs

100%

2038

**

5

\$100

Raceway

Conduit

100%

2038

**

1

Panelboards

Molded Case Bkrs

100%

2036

**

5

\$100

Wiring

Thermoplastic

100%

2038

**

1

Ground

Grounding Devices

Generic

100%

4+

\$200

LIFE

**

5

\$100

Other Observation, Extent : Light, Area Affected : 50%

Location : Basement

Explanation : Bonding Cable Across Water Meter Is Missing

Lighting

Interior Lighting

Fluorescent

100%

2033

**

10

\$3,700

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

Location : Throughout

Explanation : T-8 Lamps

Egress Lighting

Emergency, Battery

50%

2033

**

10

\$500

Exit, Battery

50%

2033

**

10

\$100

Exterior Lighting

HID

40%

2033

**

10

Incandescent

10%

2023

\$1,400

2

No Component

50%

Alarm

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

Alarm

Security System

No Component

90%

Generic

10%

2023

\$1,300

1

\$200

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

Location : Throughout

Explanation : Cameras Observed

Fire/Smoke Detection

No Component

90%

Generic, Analog

10%

2036

* *

1-3

\$300

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

Location : Throughout

Explanation : Smoke Detectors With Sounding Bases Observed

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

Heating

Energy Source

Natural Gas

100%

2048

* *

1

Conversion Equipment

Hot Water Boiler

100%

2026

\$31,400

1

\$2,000

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

Location : Basement Boiler Room

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

Distribution

Hot Wtr Piping/Pump

100%

2036

* *

4

\$200

Terminal Devices

Convactor/Radiator

100%

2033

* *

1

\$1,300

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

Location : Perimeter Walls

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%

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Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
	Exhaust Fans								
	Roof	5%			2028	\$300	2		
		Other Observation, Extent : Light, Area Affected : 10%							
		Location : Side Of Building							
		Explanation : Kitchen Exhaust Is Ducted Out Of The Building And Up To An Exhaust Fan On Roof							
	Wall Unit	5%			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, Area Affected : 100%							
		Location : Basement Boiler Room							
		Explanation : 1 Unit A.O. Smith Capacity 40 Gallons, Installed 2 Years Ago.							
	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	

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*** 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 : CROSSROADS JUVENILE DETENTION CENTER
Address : 17 BRISTOL ST. AT PITKIN AVE.
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DJJ0002.000 / 4382 **Yr Built/Renovated** : 1998 / 2010
Area Sq Ft : 125,000 **Project Type** : 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



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.

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

Asset # : 4382

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Exterior Walls								
	Cast Stone/Terra Cotta	10%	0-2	\$35,200	LIFE	* *	5	\$91,000	
				Cracking/Crumbling, Extent : Light, Area Affected : 10%					
				Location : Throughout					
				Staining/Discoloring, Extent : Moderate, Area Affected : 15%					
				Location : Throughout					
	Masonry: Brick	25%	Now	\$93,800	LIFE	* *	5	\$29,100	
				Efflorescence, Extent : Moderate, Area Affected : 30%					
				Location : Throughout					
				Horizontal Cracks, Extent : Moderate, Area Affected : 5%					
				Location : Throughout					
				Vertical Cracks, Extent : Severe, Area Affected : 5%					
				Location : Throughout					
				Water Penetration, Extent : Moderate, Area Affected : 10%					
				Location : Gymnasium, Throughout					
	Masonry: Brick	55%			LIFE	* *	5	\$64,100	
	Metal Panel	5%	Now	\$2,200	2047	* *	5	\$10,900	
				Deformed/Dented, Extent : Light, Area Affected : 10%					
				Location : Throughout					
	Metal: Cage/Fence	5%	Now	\$31,700	2040	* *	5	\$12,700	
				Corrosion/Rusting, Extent : Light, Area Affected : 10%					
				Location : Throughout					
				Deformed/Dented, Extent : Light, Area Affected : 20%					
				Location : Throughout					
Windows									
	Metal/Detention Type	100%	Now	\$1,467,600	2037	* *	5	\$31,500	
				Deteriorated Finish, Extent : Moderate, Area Affected : 40%					
				Location : Throughout					
				Glazing Broken/Cracked, Extent : Moderate, Area Affected : 60%					
				Location : Throughout					

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.

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

Asset # : 4382

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Parapets								
	Cast Stone/Terra Cotta	75%	Now	\$296,900	LIFE	* *	5	\$84,800	
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
		Water Penetration, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
	Metal Panel	5%	Now	\$12,000	2047	* *	5	\$1,400	
		Deformed/Dented, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
		Water Penetration, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
	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, Area Affected : 10%							
		Location : Gymnasium							
Roof									
	Built-Up (BUR)	60%	Now	\$1,161,200	2037	* *			
		Alligatoring, Extent : Moderate, Area Affected : 30%							
		Location : Throughout							
		Ponding, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Vegetation Growth, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
	Metal, Corrugated	30%	Now	\$37,700	2040	* *	1		
		Water Penetration, Extent : Moderate, Area Affected : 20%							
		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							
		Explanation : Perforated Metal Screen							
	Skylight, Plastic	5%	Now	\$197,400	2032	* *	1		
		Glazing Broken/Cracked, Extent : Moderate, Area Affected : 40%							
		Location : Throughout							

Interior

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

Estimates are rounded to the nearest hundred dollars.

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

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DIV. OF YOUTH & FAMILY JUSTICE - 130
CROSSROADS JUVENILE DETENTION CENTER
Asset # : 4382

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Cast in Place Concrete	10%	Now	\$18,000	LIFE	**	5	\$35,400	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 15%							
		Location : Throughout							
	Ceramic Tile	20%	Now	\$134,000	2036	**	5	\$16,200	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
	Quarry Tile	5%	Now	\$24,800	2040	**	5	\$6,100	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	Sheet Vinyl/Rubber	10%	Now	\$25,600	2032	**	5	\$12,100	
		Worn/Eroded, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	Traffic Topping	10%			2027	\$214,400	5	\$20,200	
	Vinyl Tile	45%	Now	\$264,500	2027	\$661,400	3	\$27,300	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 30%							
		Location : Throughout							
		Worn/Eroded, Extent : Moderate, Area Affected : 30%							
		Location : Throughout							
Interior Walls									
	Cast in Place Concrete	5%			LIFE	**			
	Ceramic Tile	5%	Now	\$38,300	2036	**	5	\$3,200	
		Cracking/Crumbling, Extent : Light, Area Affected : 30%							
		Location : Throughout							
	Concrete Masonry Unit	40%	0-2	\$123,100	LIFE	**	5	\$20,800	
		Cracking/Crumbling, Extent : Light, Area Affected : 20%							
		Location : Throughout							
	Glass: Single Pane	5%	Now	\$10,400	LIFE	**	5	\$4,900	
		Glazing Broken/Cracked, Extent : Light, Area Affected : 20%							
		Location : Throughout							
	Gypsum Board	40%	Now	\$23,000	LIFE	**	5	\$31,200	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
	Plaster	5%	Now	\$5,600	LIFE	**	5	\$1,900	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout Bathrooms							
		Explanation : Epoxy Finish							

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

Asset # : 4382

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

Interior

Ceilings

AcousTileConcealSpLn	5%	Now	\$21,000	2040	* *	5	\$5,100
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Cracking/Crumbling, Extent : Moderate, Area Affected : 30%

Location : Throughout

Exposed Concrete	10%			LIFE	* *	5	\$2,500
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Exposed Struc: Steel	10%	Now	\$364,000	LIFE	* *		
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Water Penetration, Extent : Light, Area Affected : 20%

Location : Throughout

Gypsum Board	60%	0-2	\$52,400	LIFE	* *	5	\$121,400
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Cracking/Crumbling, Extent : Moderate, Area Affected : 30%

Location : Throughout

Water Penetration, Extent : Moderate, Area Affected : 10%

Location : Throughout

Metal Panel	15%			LIFE	* *	5	\$30,400
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Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Air Circuit Breaker	100%			2037	* *	5	\$700
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Switchgear / Switchboard

Air Circuit Breaker	100%			2037	* *	5	\$700
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Raceway

Conduit	100%			2037	* *	1	
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Panelboards

Fused Disc Sw	5%			2035	* *	5	\$100
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Molded Case Bkrs	95%			2035	* *	5	\$3,100
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Wiring

Thermoplastic	100%			2037	* *	1	
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Motor Controllers

Locally Mounted	10%			2032	* *	5	\$100
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Motor Control Center	90%			2032	* *	5	\$3,100
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Ground

Grounding Devices

Generic	100%			LIFE	* *	5	\$1,800
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Stand-by Power

Transfer Switches

Automatic	100%			2032	* *	1	\$38,500
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Generators

Diesel	100%			2030	\$188,300	1	\$48,400
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Generator Room Outside

Explanation : One 120 Kilovolt-ampere Detroit Diesel

Batteries

Nickel Cadmium	100%			2022	\$1,600	5	\$27,900
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DIV. OF YOUTH & FAMILY JUSTICE - 130
CROSSROADS JUVENILE DETENTION CENTER

Asset # : 4382

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power									
	Fuel Storage								
	Day Tank	50%			2035	* *	5	\$11,600	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Generator Room Outside							
		Explanation : One 100 Gallon Tank							
	Main Tank	50%			2042	* *	5	\$1,800	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
		Explanation : One 6,500 Gallon Tank							
Lighting									
	Interior Lighting								
	Fluorescent	50%			2027	\$1,096,900	10	\$57,300	
		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 Recommended To Replace Into Clear Glass To Get More Brighter							
	Fluorescent	10%			2027	\$219,400	10	\$11,500	
		T-5 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%							
		Location : Offices							
	Fluorescent	40%			2027	\$877,500	10	\$45,900	
		T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Lighting Covers Are Recommended To Replace Into Clear Glass To Get More Brighter							
	Egress Lighting								
	Emergency, Service	60%			2027	\$39,400	1		
	Exit, LED	40%			2042	* *	1		
	Exterior Lighting								
	HID	100%			2027	\$504,000	10	\$400	
Alarm									
	Security System								
	No Component	90%							
	Generic	7%			2027	\$28,300	1	\$3,300	
	Generic	3%	Now	\$12,100	2037	* *	1	\$1,300	
		Cameras Damaged, Extent : Severe, Area Affected : 100%							
		Location : Some On Outside And Inside Of The Building							
	Fire/Smoke Detection								
	No Component	90%							
	Generic, Digital	10%			2027	\$138,200	1-3	\$7,700	

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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 Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	70%			2047	**	1		
	Interruptible Gas/Dual Fuel	30%			2047	**	1		
	<i>Other Observation, Extent : Moderate, Area Affected : 30%</i> <i>Location : Boiler Room, Underground Vault</i> <i>Explanation : Gas Service Cannot Be Interrupted</i> <i>1 8,000 Gallon Tank</i>								
	Conversion Equipment								
	Furnace	60%			2027	\$176,600	1	\$37,100	
	<i>Other Observation, Extent : Light, Area Affected : 60%</i> <i>Location : Roof</i> <i>Explanation : 12 Rooftop Package Units</i>								
	Furnace	10%	Now	\$29,400	2037	**	1	\$5,600	
	<i>Abandoned in Place, Extent : Severe, Area Affected : 10%</i> <i>Location : 1 Rooftop Unit For The Gymnasium, Roof</i>								
	Hot Water Boiler	30%			2032	**	1	\$18,500	
	<i>Other Observation, Extent : Light, Area Affected : 30%</i> <i>Location : Basement</i> <i>Explanation : 2 Dual Fuel Hot Water Boilers</i>								
	Distribution								
	Hot Wtr Piping/Pump	30%			2043	**	4	\$2,800	
	No Component	70%							
	Terminal Devices								
	Convactor/Radiator	25%			2032	**	1	\$10,100	
	Unit Heater - Steam	5%			2027	\$22,300	4	\$900	
	No Component	70%							
Air Conditioning									
	Energy Source								
	Electricity	100%			2043	**	1		
	Conversion Equipment								
	Ext Pkg Unit - Heating/Cooling	80%	Now	\$125,200	2027	\$1,251,900	2	\$4,900	
	<i>Other Observation, Extent : Light, Area Affected : 80%</i> <i>Location : Roof</i> <i>Explanation : R-22 Refrigerant. Inefficient And Defective Units.</i>								
	No Component	20%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%	Now	\$115,200	LIFE	**	2-5	\$69,700	
	<i>Insul. Deteriorating, Extent : Severe, Area Affected : 15%</i> <i>Location : Roof</i> <i>Other Observation, Extent : Moderate, Area Affected : 20%</i> <i>Location : Basement</i> <i>Explanation : Several Field Modifications Have Been Made To Correct Air Flow</i>								

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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 Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
	Exhaust Fans								
	Roof	100%	Now	\$41,500	2027	\$207,500	2	\$3,100	
				Not in Service, Extent : Severe, Area Affected : 70%					
				Location : Roof					
				Other Observation, Extent : Severe, Area Affected : 70%					
				Location : Roof					
				Explanation : Urgent Exhaust Fans Repair Is Required Since Building Is Enclosed, Air Ventilation Relies On Exhaust Fans.					
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2047	**	1		
	Water Heater								
	Gas Fired	100%			2026	\$76,200	2	\$1,800	
				Recent Installation, Extent : Light, Area Affected : 100%					
				Location : Basement					
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Basement					
				Explanation : There Are 2 Hot Water Heaters And 4 Storage Tanks.					
	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, Extent : Severe, Area Affected : 100%					
				Location : Throughout Facility					
				Explanation : Ceramic Fixtures Not Appropriate For Detention Center Use - Too Easily Damaged					
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	**			
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : 1 Freight Unit From Basement To 3rd Floor, 1 Passenger Unit From 1st To 3rd Floor					
				Explanation : Two Units					
Fire Suppression									
	Sprinkler								
	Generic	100%			2037	**	1-2	\$35,000	
	Fire Pump								
	Generic	100%			2030	\$80,500	1	\$23,300	

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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 Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression	Chemical System								
	Generic	100%			2022	\$27,900	1-3	\$4,000	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Kitchen							
		Explanation : 2 Sets							

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** 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



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DIV. OF YOUTH & FAMILY JUSTICE - 130
HORIZON JUVENILE DETENTION CENTER
Asset # : 4383

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
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	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Perimeter Balconies								
	Explanation : Perforated Panels								
	Metal: Cage/Fence	1%			2036	**	5	\$4,100	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : South Facade								
	Explanation : Enclosed Sally Port								
	Pre-Cast Concrete	20%	0-2	\$33,300	LIFE	**	5	\$61,300	
	Staining/Discoloring, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
	Window Wall	5%			2051	**	5	\$17,700	
Windows									
	Metal/Detention Type	98%	0-2	\$556,300	2051	**	5	\$23,900	
	Other Observation, Extent : Light, Area Affected : 50%								
	Location : Plexi Replaced On First Floor Only								
	Explanation : Steel Frames With High Strength Plexiglass Glazing								
	Metal Louvers	2%			2034	**	10	\$1,700	
Parapets									
	Masonry: Brick	10%	Now	\$5,000	LIFE	**	5	\$1,600	
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%								
	Location : Staff Terrace								
	Water Penetration, Extent : Severe, Area Affected : 10%								
	Location : At Staff Terrace Into Hall Below								
	Metal: Cage/Fence	10%	4+	\$1,700	2044	**	5	\$5,300	
	Corrosion/Rusting, Extent : Light, Area Affected : 15%								
	Location : Pitch Pockets								
	Pre-Cast Concrete	80%			LIFE	**	5	\$163,900	

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DIV. OF YOUTH & FAMILY JUSTICE - 130
HORIZON JUVENILE DETENTION CENTER
Asset # : 4383

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Roof									
	Cast in Place Concrete	5%			LIFE	**	10	\$11,200	
	Metal, Corrugated	20%			2044	**	1		
	Recent Repair Evident, Extent : Light, Area Affected : 100%								
	Location : Roof								
	Metal Panel	10%			2036	**	10	\$24,600	
	Corrosion/Rusting, Extent : Light, Area Affected : 5%								
	Location : Throughout								
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Above Balconies								
	Explanation : Perforated Metal Screens								
	Modified Bitumen	60%			2039	**	10	\$80,600	
	Recent Installation, Extent : Light, Area Affected : 100%								
	Location : Main Roof								
	Skylight, Plastic	5%			2048	**	1		
	Recent Replace Evident, Extent : Light, Area Affected : 100%								
	Location : Roof								
Soffits									
	Stucco Cement	100%			2044	**	5	\$46,800	
Interior									
Floors									
	Cast in Place Concrete	3%			LIFE	**	5	\$19,700	
	Ceramic Tile	25%			2044	**	5	\$37,500	
	Panel/Paver: Cer/Brk	45%			2047	**	5	\$151,900	
	Quarry Tile	2%			2044	**	5	\$4,500	
	Vinyl Tile	25%			2036	**	3	\$14,100	
Interior Walls									
	Cast in Place Concrete	5%			LIFE	**	10	\$17,400	
	Ceramic Tile	5%			2044	**	5	\$7,000	
	Recent Replace Evident, Extent : Light, 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	**			

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HORIZON JUVENILE DETENTION CENTER
Asset # : 4383

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure									
	Retaining Walls								
	Cast in Place Concrete	25%			2066	**			
	Concrete Masonry Unit	25%			2051	**			
	Masonry: Brick	50%			2051	**			
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%			2044	**			
	Misaligned/Bulging, Extent : Severe, Area Affected : 5%								
	Location : Brook Avenue Near Tree								
	On-Site Walkways								
	Cast in Place Concrete	100%			2044	**			
	Parking/Driveway								
	Asphalt	100%	0-2	\$21,900	2040	**			
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : Driveway And Parking Area								
	Activity Yard								
	Asphalt	40%			2040	**			
	Cast in Place Concrete	40%			2044	**			
	Under Construction	20%							

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

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Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2036	* *	1	\$30,800	
Generators									
	Diesel	100%			2034	* *	1	\$38,800	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Outside							
		Explanation : One 1,200 Kilowatts							
Batteries									
	Lead/Acid	100%			2024	\$1,600	5	\$3,700	
Fuel Storage									
	Day Tank	50%			2039	* *	5	\$9,300	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Generator Room							
		Explanation : One 275 Gallons							
	Main Tank	50%			2046	* *	5	\$1,500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Underground							
		Explanation : One 8,000 Gallons							
Lighting									
	Interior Lighting								
	Fluorescent	10%			2031	\$175,900	10	\$9,200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Hallways							
		Explanation : T-5 Lamps							
	Fluorescent	70%			2031	\$1,231,100	10	\$64,300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-8 Lamps							
	Fluorescent	20%			2031	\$351,700	10	\$18,400	
		Compact Fluorescent Light, Extent : Light, 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									
	HID	20%			2031	\$80,800	10	\$100	
	No Component	80%							

Alarm

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

Alarm

Security System

No Component

70%

Generic

20%

2031

\$64,700

1

\$7,500

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

Generic

10%

2031

\$32,400

1

\$3,700

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

Fire/Smoke Detection

No Component

70%

Generic, Digital

30%

2031

\$332,400

1-3

\$19,100

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

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

Heating

Energy Source

Natural Gas

50%

2051

* *

1

Interruptible Gas/Dual

50%

2041

* *

1

Fuel

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

Conversion Equipment

Furnace

50%

2031

\$118,000

1

\$24,800

Hot Water Boiler

40%

2036

* *

1

\$19,800

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

Hot Water Boiler

10%

0-2

\$77,200

2051

* *

1

\$4,500

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

Distribution

Hot Wtr Piping/Pump

100%

2047

* *

4

\$7,400

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Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Terminal Devices								
	Air Handler	40%			2031	\$563,600	1	\$24,800	
	Convector/Radiator	20%	0-2	\$107,300	2051	* *	1	\$5,800	
		Malfunctioning, Extent : Severe, Area Affected : 100%							
		Location : Throughout, Defective Building Automation System, Defective Room Thermostats, Defective Climate Control Compressor And Air Dryers							
	Convector/Radiator	40%			2036	* *	1	\$13,000	
Air Conditioning									
	Energy Source								
	Electricity	100%			2047	* *	1		
	Conversion Equipment								
	Ext Pkg Unit - Heating/Cooling	50%			2031	\$627,200	2	\$3,100	
		R-22 Refrigerant, Extent : Light, Area Affected : 1%							
		Location : Air Conditioning Units							
	Ext Pkg Unit - Heating/Cooling	50%			2039	* *	2	\$3,100	
		Recent Installation, Extent : Light, Area Affected : 50%							
		Location : Roof							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$88,500	
	Exhaust Fans								
	Roof	50%			2039	* *	2	\$1,500	
		Recent Installation, Extent : Light, Area Affected : 50%							
		Location : Roof							
	Roof	50%			2031	\$83,200	2	\$1,500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Roof							
		Explanation : This Component Is Already Accounted For Under The Cooling Section Of This Report							
Plumbing									
	H/C Water Piping								
	Brass/Copper	95%			2051	* *	1		
	Brass/Copper	5%			2051	* *	1		
	Water Heater								
	Gas Fired	100%			2029	\$61,100	2	\$1,500	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Boiler Room							
		Explanation : Two Gas Fired Hot Water Heaters							
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
		Other Observation, Extent : Moderate, Area Affected : 5%							
		Location : Basement Level							
		Explanation : Newly Installed Macerator							
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		

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System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Sump Pump(s)								
	Non-Submersible	100%			2031	\$15,300	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, Area Affected : 100%								
	Location : First Floor								
	Explanation : Backflow Preventer Located On The First Floor								
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
	Other Observation, Extent : Light, Area Affected : 50%								
	Location : Basement To 2nd Floor								
	Explanation : There Are 2 Hydraulic Elevators								
Fire Suppression									
	Sprinkler								
	Generic	100%			2051	* *	1-2	\$28,100	
	Fire Pump								
	Generic	100%			2040	* *	1	\$18,700	
	Chemical System								
	Generic	100%			2026	\$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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