

Print Date : 23-Oct-2015

DIV. OF YOUTH & FAMILY JUSTICE - FY 2016

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 : 08-Feb-2013 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 3753 **Lot** : 1 **BIN** : 2024244

CAPITAL**Total**

Importance Code

Total

| EXPENSE | FY 2017 | FY 2018 | FY 2019 | FY 2020 |
|-----------------------|-----------------|--------------|-----------------|----------------|
| Exterior Architecture | \$23,200 | | | \$400 |
| Interior Architecture | \$13,300 | \$200 | | \$300 |
| Electrical | \$100 | | \$6,200 | |
| Mechanical | \$2,800 | \$300 | \$5,300 | \$400 |
| Total | \$39,400 | \$500 | \$11,500 | \$1,100 |
| Importance Code A | \$23,400 | \$200 | \$300 | \$600 |
| Importance Code B | \$16,000 | \$100 | \$11,200 | \$500 |
| Importance Code C | | \$200 | | |
| Total | \$39,400 | \$500 | \$11,500 | \$1,100 |



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

Asset # : 14321

| Architecture | Current Repair | | | Future Replacement | | Maintenance | | Priority |
|---|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Exterior | | | | | | | | |
| Exterior Walls | | | | | | | | |
| Masonry: Brick | 70% | Now | \$15,600 | LIFE | ** | 5 | \$5,300 | |
| <i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i> | | | | | | | | |
| <i>Location : East Facade</i> | | | | | | | | |
| <i>Horizontal Cracks, Extent : Moderate, Area Affected : 2%</i> | | | | | | | | |
| <i>Location : South Facade</i> | | | | | | | | |
| <i>Vertical Cracks, Extent : Moderate, Area Affected : 2%</i> | | | | | | | | |
| <i>Location : West Facade</i> | | | | | | | | |
| Pre-Cast Concrete | 5% | 0-2 | \$2,400 | LIFE | ** | 5 | \$1,200 | |
| <i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i> | | | | | | | | |
| <i>Location : Window Sills</i> | | | | | | | | |
| Stucco Cement | 25% | Now | \$2,700 | 2037 | ** | 5 | \$2,400 | |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : West Facade</i> | | | | | | | | |
| <i>Vertical Cracks, Extent : Moderate, Area Affected : 5%</i> | | | | | | | | |
| <i>Location : West Facade</i> | | | | | | | | |
| Windows | | | | | | | | |
| Aluminum | 100% | | | 2040 | ** | 5 | \$800 | |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| <i>Explanation : Units Remain Locked Throughout For Security Purposes</i> | | | | | | | | |
| Parapets | | | | | | | | |
| Cast Stone/Terra Cotta | 7% | 0-2 | \$1,100 | LIFE | ** | 5 | \$200 | |
| <i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i> | | | | | | | | |
| <i>Location : Clay Tile Coping At South Parapet</i> | | | | | | | | |
| Masonry: Brick | 90% | | | LIFE | ** | 5 | \$400 | |
| Pre-Cast Concrete | 3% | | | LIFE | ** | 5 | \$100 | |
| Roof | | | | | | | | |
| Asphalt Shingle | 15% | | | 2027 | ** | 10 | \$100 | |
| Modified Bitumen | 85% | Now | \$1,300 | 2029 | ** | | | |
| <i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : At South Side</i> | | | | | | | | |
| <i>Ponding, Extent : Moderate, Area Affected : 20%</i> | | | | | | | | |
| <i>Location : At Rear Of Roof</i> | | | | | | | | |

Interior

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

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

Asset # : 14321

| Architecture | | Current Repair | | Future Replacement | | Maintenance | | Priority |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Interior | | | | | | | | |
| Floors | | | | | | | | |
| Cast in Place Concrete | 20% | | | LIFE | ** | 5 | \$2,700 | |
| Ceramic Tile | 5% | | | 2027 | ** | 5 | \$300 | |
| Vinyl Tile | 35% | 4+ | \$5,300 | 2029 | ** | 3 | \$800 | |
| <i>Recent Repair Evident, Extent : Light, Area Affected : 75%</i> | | | | | | | | |
| <i>Location : Throughout Second And Third Floor, 2012</i> | | | | | | | | |
| <i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i> | | | | | | | | |
| <i>Location : First Floor Library, Staff Record Room, Lounge</i> | | | | | | | | |
| Wood | 40% | 4+ | \$7,900 | 2052 | ** | 5 | \$2,300 | |
| <i>Deteriorated Finish, Extent : Moderate, Area Affected : 30%</i> | | | | | | | | |
| <i>Location : First And Second Floors</i> | | | | | | | | |
| <i>Split/Cracked, Extent : Moderate, Area Affected : 15%</i> | | | | | | | | |
| <i>Location : First And Second Floors</i> | | | | | | | | |
| Interior Walls | | | | | | | | |
| Cast in Place Concrete | 15% | | | LIFE | ** | | | |
| Ceramic Tile | 5% | | | 2033 | ** | 5 | \$400 | |
| <i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Throughout Bathrooms, 2012</i> | | | | | | | | |
| Gypsum Board | 55% | | | LIFE | ** | 5 | \$2,500 | |
| <i>Recent Repair Evident, Extent : Light, Area Affected : 75%</i> | | | | | | | | |
| <i>Location : Throughout Second And Third Floor, 2012</i> | | | | | | | | |
| Wood | 25% | | | LIFE | ** | 5 | \$7,600 | |
| Ceilings | | | | | | | | |
| Exposed Struc: Wood | 15% | | | LIFE | ** | | | |
| Gypsum Board | 85% | | | LIFE | ** | 5 | \$6,500 | |
| Site Enclosure | | | | | | | | |
| Fence/Gates | | | | | | | | |
| Chain link | 100% | | | 2034 | ** | | | |
| Site Pavements | | | | | | | | |
| Public Sidewalk | | | | | | | | |
| Cast in Place Concrete | 100% | Now | \$1,800 | 2029 | ** | | | |
| <i>Other Observation, Extent : Moderate, Area Affected : 20%</i> | | | | | | | | |
| <i>Location : Along Watson Avenue</i> | | | | | | | | |
| <i>Explanation : Uneven Panels/Cracking/Trip Hazards</i> | | | | | | | | |
| Parking/Driveway | | | | | | | | |
| Asphalt | 100% | | | 2027 | ** | | | |
| <i>Other Observation, Extent : Light, Area Affected : 15%</i> | | | | | | | | |
| <i>Location : At Parking Area</i> | | | | | | | | |
| <i>Explanation : Cracking</i> | | | | | | | | |

| 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

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

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

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

Asset # : 14321

| 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 | | | | | | | | |
| Molded Case Bkrs | 100% | | | 2034 | ** | 5 | \$100 | |
| | | <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | |
| | | <i>Location : Basement</i> | | | | | | |
| | | <i>Explanation : One 200 Amps Main Disconnect Switch</i> | | | | | | |
| Raceway | | | | | | | | |
| Conduit | 100% | | | 2034 | ** | 1 | | |
| Panelboards | | | | | | | | |
| Fused Disc Sw | 5% | | | 2032 | ** | 5 | | |
| Molded Case Bkrs | 95% | | | 2032 | ** | 5 | \$100 | |
| Wiring | | | | | | | | |
| Thermoplastic | 100% | | | 2034 | ** | 1 | | |
| Ground | | | | | | | | |
| Grounding Devices | | | | | | | | |
| Generic | 100% | | | LIFE | ** | 5 | \$100 | |
| Lighting | | | | | | | | |
| Interior Lighting | | | | | | | | |
| Fluorescent | 95% | | | 2032 | ** | 10 | \$3,600 | |
| | | <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | |
| | | <i>Location : 2nd Floor</i> | | | | | | |
| | | <i>Explanation : T-8 Lamps</i> | | | | | | |
| Incandescent | 5% | | | 2019 | | 2 | \$1,000 | |
| Egress Lighting | | | | | | | | |
| Emergency, Battery | 30% | | | 2032 | ** | 10 | \$300 | |
| Emergency, Battery | 20% | | | 2024 | | 10 | \$200 | |
| Exit, Service | 20% | | | 2024 | | 1 | \$200 | |
| Exit, Service | 30% | | | 2032 | ** | 1 | | |
| Exterior Lighting | | | | | | | | |
| HID | 60% | | | 2032 | ** | 10 | | |
| Incandescent | 40% | | | 2019 | | 2 | \$5,100 | |

| Mechanical | | Current Repair | | Future Replacement | | Maintenance | | Priority |
|------------------------------|-------------------|---|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Heating | | | | | | | | |
| Energy Source | | | | | | | | |
| Natural Gas | 100% | | | 2044 | ** | 1 | | |
| Conversion Equipment | | | | | | | | |
| Hot Water Boiler | 100% | | | 2029 | ** | 1 | \$2,000 | |
| | | <i>Other Observation, Extent : Light, Area Affected : 100%</i> | | | | | | |
| | | <i>Location : Basement Boiler Room</i> | | | | | | |
| | | <i>Explanation : 1 Unit, Hart & Grousse Corp.- 120,000 Btu/hr</i> | | | | | | |

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

Asset # : 14321

| Mechanical System Component Type | Current Repair | | | Future Replacement | | Maintenance | | Priority |
|--|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|----------|
| | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Heating | | | | | | | | |
| Distribution | | | | | | | | |
| Hot Wtr Piping/Pump | 100% | | | 2032 | ** | 4 | \$200 | |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : 1st, 2nd & 3rd Floor</i> | | | | | | | | |
| <i>Explanation : 3 Zones</i> | | | | | | | | |
| Terminal Devices | | | | | | | | |
| Convactor/Radiator | 100% | | | 2029 | ** | 1 | \$1,300 | |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Perimeter Walls</i> | | | | | | | | |
| <i>Explanation : Cast Iron Baseboard Radiators</i> | | | | | | | | |
| Air Conditioning | | | | | | | | |
| Energy Source | | | | | | | | |
| Electricity | 100% | | | 2032 | ** | 1 | | |
| Conversion Equipment | | | | | | | | |
| Window/Wall Unit | 60% | Now | \$2,500 | 2019 | \$4,900 | 1 | | |
| <i>Malfunctioning, Extent : Moderate, Area Affected : 50%</i> | | | | | | | | |
| <i>Location : Throughout, Multiple Mechanical And Or Electrical Deficiencies</i> | | | | | | | | |
| No Component | 40% | | | | | | | |
| Ventilation | | | | | | | | |
| Exhaust Fans | | | | | | | | |
| Wall Unit | 30% | Now | | 2024 | \$1,800 | 2 | | |
| <i>Malfunctioning, Extent : Moderate, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Second Floor Bathroom, Defective Exhaust Fan</i> | | | | | | | | |
| <i>Other Observation, Extent : Light, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : 2nd Floor</i> | | | | | | | | |
| <i>Explanation : Bathroom Only</i> | | | | | | | | |
| No Component | 70% | | | | | | | |
| Plumbing | | | | | | | | |
| H/C Water Piping | | | | | | | | |
| Brass/Copper | 100% | | | 2034 | ** | 1 | | |
| Water Heater | | | | | | | | |
| Gas Fired | 100% | | | 2022 | \$900 | 2 | \$100 | |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Basement Boiler Room</i> | | | | | | | | |
| <i>Explanation : 40 Gallon Rheems</i> | | | | | | | | |
| Sanitary Piping | | | | | | | | |
| Cast Iron | 100% | | | LIFE | ** | 1 | | |
| Fixtures | | | | | | | | |
| Generic | 100% | | | | | | | |
| <i>Obsolete Fixtures, Extent : Severe, Area Affected : 60%</i> | | | | | | | | |
| <i>Location : Bathrooms</i> | | | | | | | | |

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Estimates are rounded to the nearest hundred dollars.

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

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

Print Date : 23-Oct-2015

DIV. OF YOUTH & FAMILY JUSTICE - FY 2016

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 : 08-Feb-2013 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 3753 **Lot** : 73 **BIN** : 2095231

CAPITAL

Total

Importance Code

Total

| EXPENSE | FY 2017 | FY 2018 | FY 2019 | FY 2020 |
|-----------------------|-----------------|----------------|-----------------|----------------|
| Exterior Architecture | \$15,400 | | | \$400 |
| Interior Architecture | \$20,900 | \$200 | | \$300 |
| Electrical | \$100 | | \$6,200 | |
| Mechanical | \$5,800 | \$4,100 | \$39,800 | \$4,200 |
| Total | \$42,200 | \$4,300 | \$46,000 | \$4,900 |
| Importance Code A | \$15,600 | \$200 | \$200 | \$600 |
| Importance Code B | \$26,600 | \$3,900 | \$45,800 | \$4,300 |
| Importance Code C | | \$200 | | |
| Total | \$42,200 | \$4,300 | \$46,000 | \$4,900 |



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

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

DIV. OF YOUTH & FAMILY JUSTICE - 130
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 | |
| Exterior | | | | | | | | |
| Exterior Walls | | | | | | | | |
| Masonry: Brick | 70% | Now | \$7,800 | LIFE | ** | 5 | \$5,300 | |
| <i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i> | | | | | | | | |
| <i>Location : East Facade</i> | | | | | | | | |
| <i>Horizontal Cracks, Extent : Moderate, Area Affected : 5%</i> | | | | | | | | |
| <i>Location : West Facade</i> | | | | | | | | |
| Pre-Cast Concrete | 5% | 0-2 | \$2,400 | LIFE | ** | 5 | \$1,200 | |
| <i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i> | | | | | | | | |
| <i>Location : Window Sills</i> | | | | | | | | |
| Stucco Cement | 25% | Now | \$2,700 | 2037 | ** | 5 | \$2,400 | |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i> | | | | | | | | |
| <i>Location : West Facade</i> | | | | | | | | |
| <i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i> | | | | | | | | |
| <i>Location : West Facade</i> | | | | | | | | |
| Windows | | | | | | | | |
| Aluminum | 100% | | | 2040 | ** | 5 | \$800 | |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| <i>Explanation : Units Remain Locked Throughout For Security Purposes</i> | | | | | | | | |
| Parapets | | | | | | | | |
| Cast Stone/Terra Cotta | 7% | 0-2 | \$1,100 | LIFE | ** | 5 | \$200 | |
| <i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Clay Tile Coping At North Parapet</i> | | | | | | | | |
| Masonry: Brick | 90% | | | LIFE | ** | 5 | \$400 | |
| Pre-Cast Concrete | 3% | | | LIFE | ** | 5 | \$100 | |
| Roof | | | | | | | | |
| Asphalt Shingle | 15% | | | 2027 | ** | 10 | \$100 | |
| Modified Bitumen | 85% | Now | \$1,300 | 2029 | ** | | | |
| <i>Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 25%</i> | | | | | | | | |
| <i>Location : Missing Piece Of Aluminum Leader At Rear Of Building</i> | | | | | | | | |
| <i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : North Side</i> | | | | | | | | |
| Interior | | | | | | | | |
| Floors | | | | | | | | |
| Cast in Place Concrete | 20% | | | LIFE | ** | 5 | \$2,700 | |
| Ceramic Tile | 5% | | | 2027 | ** | 5 | \$300 | |
| Vinyl Tile | 35% | 4+ | \$5,300 | 2029 | ** | 3 | \$800 | |
| <i>Recent Repair Evident, Extent : Light, Area Affected : 75%</i> | | | | | | | | |
| <i>Location : Throughout Second And Third Floor, 2012</i> | | | | | | | | |
| <i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i> | | | | | | | | |
| <i>Location : Kitchen And Dining Area</i> | | | | | | | | |
| Wood | 40% | 4+ | \$7,900 | 2052 | ** | 5 | \$2,300 | |
| <i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i> | | | | | | | | |
| <i>Location : First And Second Floors</i> | | | | | | | | |
| <i>Split/Cracked, Extent : Moderate, Area Affected : 15%</i> | | | | | | | | |
| <i>Location : First And Second Floors</i> | | | | | | | | |

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

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** 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. 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 | |
| Interior | | | | | | | | |
| Interior Walls | | | | | | | | |
| Cast in Place Concrete | 15% | | | LIFE | ** | | | |
| Ceramic Tile | 5% | | | 2033 | ** | 5 | \$400 | |
| <i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Throughout Bathrooms, 2012</i> | | | | | | | | |
| Gypsum Board | 55% | | | LIFE | ** | 5 | \$2,500 | |
| <i>Recent Repair Evident, Extent : Light, Area Affected : 75%</i> | | | | | | | | |
| <i>Location : Throughout First And Second Floor, 2012</i> | | | | | | | | |
| Wood | 25% | | | LIFE | ** | 5 | \$7,600 | |
| Ceilings | | | | | | | | |
| AcousTileSusp.Lay-In | 5% | Now | \$2,400 | 2044 | ** | 5 | \$200 | |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i> | | | | | | | | |
| <i>Location : Basement</i> | | | | | | | | |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i> | | | | | | | | |
| <i>Location : Basement</i> | | | | | | | | |
| <i>Staining/Discoloring, Extent : Severe, Area Affected : 25%</i> | | | | | | | | |
| <i>Location : Basement</i> | | | | | | | | |
| Exposed Struc: Wood | 10% | | | LIFE | ** | | | |
| Gypsum Board | 85% | 0-2 | \$5,100 | LIFE | ** | 5 | \$6,500 | |
| <i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| Site Enclosure | | | | | | | | |
| Fence/Gates | | | | | | | | |
| Chain link | 100% | | | 2034 | ** | | | |
| Site Pavements | | | | | | | | |
| Public Sidewalk | | | | | | | | |
| Cast in Place Concrete | 100% | | | 2029 | ** | | | |
| Parking/Driveway | | | | | | | | |
| Asphalt | 100% | | | 2027 | ** | | | |
| <i>Other Observation, Extent : Light, Area Affected : 15%</i> | | | | | | | | |
| <i>Location : At Parking Area</i> | | | | | | | | |
| <i>Explanation : Cracking</i> | | | | | | | | |

| 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% | | | 2034 | ** | 5 | | |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Basement</i> | | | | | | | | |
| <i>Explanation : One 200 Amps Main Disconnect Switch</i> | | | | | | | | |
| Switchgear / Switchboard | | | | | | | | |
| Molded Case Bkrs | 100% | | | 2034 | ** | 5 | \$100 | |
| Raceway | | | | | | | | |
| Conduit | 100% | | | 2034 | ** | 1 | | |

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

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

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

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

Asset # : 14322

| Electrical | | Current Repair | | Future Replacement | | Maintenance | | Priority |
|------------------------------|-------------------|---|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Under 600 Volts | | | | | | | | |
| Panelboards | | | | | | | | |
| Fused Disc Sw | 5% | | | 2032 | ** | 5 | | |
| Molded Case Bkrs | 95% | | | 2032 | ** | 5 | \$100 | |
| Wiring | | | | | | | | |
| Thermoplastic | 100% | | | 2034 | ** | 1 | | |
| Ground | | | | | | | | |
| Grounding Devices | | | | | | | | |
| Generic | 100% | | | LIFE | ** | 5 | \$100 | |
| Lighting | | | | | | | | |
| Interior Lighting | | | | | | | | |
| Fluorescent | 95% | | | 2032 | ** | 10 | \$3,600 | |
| | | <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | |
| | | <i>Location : Throughout</i> | | | | | | |
| | | <i>Explanation : T-8 Lamps</i> | | | | | | |
| Incandescent | 5% | | | 2019 | \$1,000 | 2 | | |
| Egress Lighting | | | | | | | | |
| Emergency, Battery | 30% | | | 2032 | ** | 10 | \$300 | |
| Emergency, Battery | 20% | | | 2024 | \$600 | 10 | \$200 | |
| Exit, Service | 20% | | | 2024 | \$200 | 1 | | |
| Exit, Service | 30% | | | 2032 | ** | 1 | | |
| Exterior Lighting | | | | | | | | |
| HID | 60% | | | 2032 | ** | 10 | | |
| Incandescent | 40% | | | 2019 | \$5,100 | 2 | | |

| Mechanical | | Current Repair | | Future Replacement | | Maintenance | | Priority |
|------------------------------|-------------------|--|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Heating | | | | | | | | |
| Energy Source | | | | | | | | |
| Natural Gas | 100% | | | 2044 | ** | 1 | | |
| Conversion Equipment | | | | | | | | |
| Hot Water Boiler | 100% | | | 2029 | ** | 1 | \$2,000 | |
| | | <i>Other Observation, Extent : Light, Area Affected : 100%</i> | | | | | | |
| | | <i>Location : Basement Boiler Room</i> | | | | | | |
| | | <i>Explanation : 1 Unit- Hart And Grousse- 120,000 Btu/hr</i> | | | | | | |
| Distribution | | | | | | | | |
| Hot Wtr Piping/Pump | 100% | | | 2032 | ** | 4 | \$200 | |
| | | <i>Other Observation, Extent : Light, Area Affected : 100%</i> | | | | | | |
| | | <i>Location : 1st, 2nd And 3rd Floor</i> | | | | | | |
| | | <i>Explanation : 3 Zones</i> | | | | | | |
| Terminal Devices | | | | | | | | |
| Convactor/Radiator | 100% | | | 2029 | ** | 1 | \$1,300 | |
| | | <i>Other Observation, Extent : Light, Area Affected : 100%</i> | | | | | | |
| | | <i>Location : Perimeter Walls</i> | | | | | | |
| | | <i>Explanation : Cast Iron Baseboard Radiators</i> | | | | | | |
| Air Conditioning | | | | | | | | |

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. HOME2 (GROUP HOME)

Asset # : 14322

| Mechanical | Current Repair | | | Future Replacement | | Maintenance | | Priority |
|-----------------------------|----------------|-------------------|---|--------------------|----------------|-------------|----------------|----------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Air Conditioning | | | | | | | | |
| Energy Source | | | | | | | | |
| Electricity | 100% | | | 2032 | * * | 1 | | |
| Conversion Equipment | | | | | | | | |
| Window/Wall Unit | 70% | Now | \$1,700 | 2019 | \$5,700 | 1 | | |
| | | | <i>Malfunctioning, Extent : Moderate, Area Affected : 50%</i> | | | | | |
| | | | <i>Location : Throughout, Multiple Mechanical And Or Electrical Deficiencies</i> | | | | | |
| No Component | 30% | | | | | | | |
| Ventilation | | | | | | | | |
| Exhaust Fans | | | | | | | | |
| Roof | 10% | | | 2024 | \$300 | 2 | | |
| | | | <i>Other Observation, Extent : Light, Area Affected : 10%</i> | | | | | |
| | | | <i>Location : Side Of Building</i> | | | | | |
| | | | <i>Explanation : Kitchen Exhaust Is Ducted Out Of The Building And Up To An Exhaust Fan On Roof</i> | | | | | |
| Wall Unit | 30% | | | 2024 | \$1,800 | 2 | | |
| No Component | 60% | | | | | | | |
| Plumbing | | | | | | | | |
| H/C Water Piping | | | | | | | | |
| Brass/Copper | 100% | | | 2034 | * * | 1 | | |
| Water Heater | | | | | | | | |
| Gas Fired | 100% | | | 2022 | \$900 | 2 | \$100 | |
| | | | <i>Other Observation, Extent : Light, Area Affected : 100%</i> | | | | | |
| | | | <i>Location : Basement Boiler Room</i> | | | | | |
| | | | <i>Explanation : 40 Gallon - American</i> | | | | | |
| Sanitary Piping | | | | | | | | |
| Cast Iron | 100% | | | LIFE | * * | 1 | | |
| Backflow Preventer | | | | | | | | |
| Generic | 100% | | | 2024 | \$400 | 1 | \$300 | |
| Fixtures | | | | | | | | |
| Generic | 100% | | | | | | | |
| Fire Suppression | | | | | | | | |
| Chemical System | | | | | | | | |
| Generic | 100% | | | 2019 | \$25,500 | 1-3 | \$50,600 | |

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

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

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

Print Date : 23-Oct-2015

DIV. OF YOUTH & FAMILY JUSTICE - FY 2016

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 : 10-Jul-2012 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 3498 **Lot** : 8 **BIN** : 3378202

| CAPITAL | FY 2017 - 2020 | FY 2021 - 2026 |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$121,700 | \$627,400 |
| Interior Architecture | \$189,600 | \$1,104,400 |
| Electrical | \$103,200 | |
| Mechanical | \$105,400 | \$814,000 |
| Total | \$519,800 | \$2,545,900 |
| Importance Code A | \$121,700 | \$716,900 |
| Importance Code B | \$398,100 | \$1,786,100 |
| Importance Code C | | \$42,800 |
| Total | \$519,800 | \$2,545,900 |

| EXPENSE | FY 2017 | FY 2018 | FY 2019 | FY 2020 |
|-----------------------|------------------|------------------|-----------------|-----------------|
| Exterior Architecture | \$54,600 | \$59,900 | | |
| Interior Architecture | \$16,400 | \$22,300 | | \$10,100 |
| Electrical | \$15,700 | \$37,200 | \$24,500 | \$15,700 |
| Mechanical | \$17,900 | \$16,300 | \$30,600 | \$19,100 |
| Elevators/Escalators | \$7,900 | \$7,900 | \$7,900 | \$7,900 |
| Total | \$112,500 | \$143,600 | \$63,000 | \$52,800 |
| Importance Code A | \$60,800 | \$67,700 | \$6,200 | \$6,200 |
| Importance Code B | \$51,700 | \$75,800 | \$56,900 | \$46,600 |
| Importance Code C | | | | |
| Total | \$112,500 | \$143,600 | \$63,000 | \$52,800 |



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 | | Priority |
|---|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| 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% | 4+ | \$32,200 | LIFE | ** | 5 | \$91,000 | |
| <i>Staining/Discoloring, Extent : Moderate, Area Affected : 15%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| Masonry: Brick | 25% | Now | \$85,800 | LIFE | ** | 5 | \$29,100 | |
| <i>Efflorescence, Extent : Moderate, Area Affected : 30%</i> | | | | | | | | |
| <i>Location : Throughout Perimeter Wall</i> | | | | | | | | |
| <i>Horizontal Cracks, Extent : Moderate, Area Affected : 5%</i> | | | | | | | | |
| <i>Location : Perimeter Wall Along E New York Avenue</i> | | | | | | | | |
| <i>Vertical Cracks, Extent : Severe, Area Affected : 5%</i> | | | | | | | | |
| <i>Location : Nypd Entrance At E New York Avenue And Northeast Corner In Sally Area</i> | | | | | | | | |
| <i>Water Penetration, Extent : Moderate, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Gymnasium</i> | | | | | | | | |
| Masonry: Brick | 55% | | | LIFE | ** | 5 | \$64,100 | |
| Metal Panel | 5% | | | 2043 | ** | 5-10 | \$40,000 | |
| Metal: Cage/Fence | 5% | | | 2036 | ** | 5 | \$25,500 | |
| Windows | | | | | | | | |
| Metal/Detention Type | 100% | | | 2043 | ** | 5 | \$63,100 | |
| Parapets | | | | | | | | |
| Cast Stone/Terra Cotta | 75% | | | LIFE | ** | 5 | \$84,800 | |
| Metal Panel | 5% | | | 2043 | ** | 5 | \$2,800 | |
| Metal Rail | 10% | | | 2028 | ** | 5-10 | \$26,400 | |
| Pre-Cast Concrete | 10% | 0-2 | \$5,100 | LIFE | ** | 5 | \$9,200 | |
| <i>Water Penetration, Extent : Moderate, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Gymnasium</i> | | | | | | | | |
| Roof | | | | | | | | |
| Built-Up (BUR) | 60% | 0-2 | \$35,900 | 2023 | \$358,500 | | | |
| <i>Ponding, Extent : Moderate, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Around Air Conditioning Units</i> | | | | | | | | |
| <i>Water Penetration, Extent : Moderate, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Below Air Conditioning Units</i> | | | | | | | | |
| Metal, Corrugated | 30% | 0-2 | \$17,300 | 2036 | ** | 1 | | |
| <i>Water Penetration, Extent : Moderate, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Over Gymnasium</i> | | | | | | | | |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Over Gymnasium</i> | | | | | | | | |
| <i>Explanation : Standing Seam Roof</i> | | | | | | | | |
| Metal Panel | 5% | | | 2036 | ** | 10 | \$12,200 | |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Above Balconies</i> | | | | | | | | |
| <i>Explanation : Perforated Metal Screen</i> | | | | | | | | |
| Skylight, Plastic | 5% | | | 2028 | ** | 1 | | |

Interior

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

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

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

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

Asset # : 4382

| Architecture | | Current Repair | | Future Replacement | | Maintenance | | Priority |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Interior | | | | | | | | |
| Floors | | | | | | | | |
| Cast in Place Concrete | 10% | Now | \$16,400 | LIFE | ** | 5 | \$35,400 | |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i> | | | | | | | | |
| <i>Location : Throughout Balconies</i> | | | | | | | | |
| Panel/Paver: Cer/Brk | 20% | Now | \$74,400 | 2039 | ** | 5 | \$36,400 | |
| <i>Broken/Missing Elements, Extent : Severe, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : 3rd Floor Hallway</i> | | | | | | | | |
| <i>Horizontal Cracks, Extent : Severe, Area Affected : 5%</i> | | | | | | | | |
| <i>Location : 3rd Floor Hallway</i> | | | | | | | | |
| <i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 5%</i> | | | | | | | | |
| <i>Location : 3rd Floor Hallway</i> | | | | | | | | |
| Sheet Vinyl/Rubber | 10% | | | 2028 | ** | 5 | \$24,300 | |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Bathrooms, 2010</i> | | | | | | | | |
| <i>Explanation : Newly Installed With An Epoxy Finish</i> | | | | | | | | |
| Traffic Topping | 10% | | | 2023 | \$196,100 | 5 | \$20,200 | |
| Vinyl Tile | 50% | 4+ | \$67,200 | 2023 | \$672,200 | 3 | \$30,400 | |
| <i>Worn/Eroded, Extent : Moderate, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Throughout Basement And 1st Floor</i> | | | | | | | | |
| Interior Walls | | | | | | | | |
| Concrete Masonry Unit | 40% | | | LIFE | ** | 5 | \$20,800 | |
| Gypsum Board | 55% | | | LIFE | ** | 5 | \$42,800 | |
| Plaster | 5% | | | LIFE | ** | 5 | \$1,900 | |
| <i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Throughout Bathrooms</i> | | | | | | | | |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Throughout Bathrooms</i> | | | | | | | | |
| <i>Explanation : Epoxy Finish</i> | | | | | | | | |
| Ceilings | | | | | | | | |
| AcousTileConcealSpLn | 5% | | | 2036 | ** | 5 | \$10,100 | |
| Exposed Concrete | 10% | | | LIFE | ** | 5 | \$2,500 | |
| Exposed Struc: Steel | 10% | | | LIFE | ** | | | |
| Gypsum Board | 60% | 0-2 | \$48,000 | LIFE | ** | 5 | \$121,400 | |
| <i>Water Penetration, Extent : Moderate, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : 3rd Floor H-hall</i> | | | | | | | | |
| Metal Panel | 15% | | | LIFE | ** | 5 | \$30,400 | |

| 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 | | | | | | | | |
| Molded Case Bkrs | 100% | | | 2043 | ** | 5 | \$3,300 | |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Electrical Room</i> | | | | | | | | |
| <i>Explanation : Four 4000 Amps Main</i> | | | | | | | | |

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

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

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

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

Asset # : 4382

| Electrical | Current Repair | | Future Replacement | | Maintenance | | Priority | |
|------------------------------|-----------------------|---|---------------------------|----------------|-----------------------|--------------------|-----------------------|-----------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Under 600 Volts | | | | | | | | |
| Switchgear / Switchboard | | | | | | | | |
| Air Circuit Breaker | 100% | | | 2043 | ** | 5 | \$700 | |
| Raceway | | | | | | | | |
| Conduit | 100% | | | 2043 | ** | 1 | | |
| Panelboards | | | | | | | | |
| Molded Case Bkrs | 100% | | | 2039 | ** | 5 | \$3,300 | |
| Wiring | | | | | | | | |
| Thermoplastic | 100% | | | 2043 | ** | 1 | | |
| Motor Controllers | | | | | | | | |
| Locally Mounted | 10% | | | 2036 | ** | 5 | \$100 | |
| Motor Control Center | 90% | | | 2036 | ** | 5 | \$3,100 | |
| Ground | | | | | | | | |
| Grounding Devices | | | | | | | | |
| Generic | 100% | | | LIFE | ** | 5 | \$1,800 | |
| | | <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | |
| | | <i>Location : Basement</i> | | | | | | |
| | | <i>Explanation : Water Main</i> | | | | | | |
| Stand-by Power | | | | | | | | |
| Transfer Switches | | | | | | | | |
| Automatic | 100% | | | 2036 | ** | 1 | \$38,500 | |
| Generators | | | | | | | | |
| Diesel | 100% | | | 2032 | ** | 1 | \$48,400 | |
| | | <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | |
| | | <i>Location : Transportation Area</i> | | | | | | |
| | | <i>Explanation : One 120 Kva Detroit Diesel</i> | | | | | | |
| Batteries | | | | | | | | |
| Nickel Cadmium | 100% | | | 2018 | \$1,500 | 5 | \$27,900 | |
| Fuel Storage | | | | | | | | |
| Day Tank | 50% | | | 2039 | ** | 5 | \$11,600 | |
| | | <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | |
| | | <i>Location : Transportation Area</i> | | | | | | |
| | | <i>Explanation : One 100 Gallon Tank</i> | | | | | | |
| Main Tank | 50% | | | 2051 | ** | 5 | \$1,800 | |
| | | <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | |
| | | <i>Location : Basement</i> | | | | | | |
| | | <i>Explanation : One 6500 Gallon Tank</i> | | | | | | |
| Lighting | | | | | | | | |
| Interior Lighting | | | | | | | | |
| Fluorescent | 90% | | | 2028 | ** | 10 | \$103,200 | |
| HID | 10% | | | 2028 | ** | 10 | \$400 | |
| Egress Lighting | | | | | | | | |
| Exit, Service | 60% | | | 2028 | ** | 1 | | |
| Exit, Battery | 40% | | | 2028 | ** | 10 | \$3,400 | |
| Exterior Lighting | | | | | | | | |
| HID | 100% | | | 2028 | ** | 10 | \$400 | |
| Alarm | | | | | | | | |

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

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

Alarm

| | | | | | | | | |
|-----------------------------|-----|--|--|------|----|-----|----------|--|
| Security System | | | | | | | | |
| No Component | 40% | | | | | | | |
| Generic | 60% | | | 2028 | ** | 1 | \$28,000 | |
| Fire/Smoke Detection | | | | | | | | |
| No Component | 40% | | | | | | | |
| Generic | 60% | | | 2028 | ** | 1-3 | \$46,200 | |

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

Heating

| | | | | | | | | |
|-----------------------------|-----|--|--|------|----|---|--|--|
| Energy Source | | | | | | | | |
| Natural Gas | 60% | | | 2043 | ** | 1 | | |
| Interruptible Gas/Dual Fuel | 40% | | | 2043 | ** | 1 | | |

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

Location : Boiler Room, Under Ground Vault

Explanation : Gas Service Cannot Be Interrupted

1 8000 Gallon Tank

| | | | | | | | | |
|-----------------------------|-----|--|--|------|----------|---|----------|--|
| Conversion Equipment | | | | | | | | |
| Furnace | 60% | | | 2023 | \$89,500 | 1 | \$37,100 | |

Other Observation, Extent : Light, Area Affected : 60%

Location : Roof

Explanation : 7 Packaged Roof Top Units

| | | | | | | | | |
|------------------|-----|--|--|------|----|---|----------|--|
| Hot Water Boiler | 40% | | | 2036 | ** | 1 | \$24,700 | |
|------------------|-----|--|--|------|----|---|----------|--|

Other Observation, Extent : Light, Area Affected : 60%

Location : Basement

Explanation : 2 Dual Fuel Hot Water Boilers

| | | | | | | | | |
|---------------------|------|--|--|------|----|---|---------|--|
| Distribution | | | | | | | | |
| Hot Wtr Piping/Pump | 100% | | | 2039 | ** | 4 | \$6,200 | |

| | | | | | | | | |
|-------------------------|-----|--|--|------|----|---|----------|--|
| Terminal Devices | | | | | | | | |
| Air Handler | 20% | | | 2028 | ** | 1 | \$15,500 | |
| Convactor/Radiator | 20% | | | 2036 | ** | 1 | \$8,100 | |
| Unit Heater-Stm/HW | 20% | | | 2028 | ** | 4 | \$2,300 | |
| No Component | 40% | | | | | | | |

Air Conditioning

| | | | | | | | | |
|----------------------|------|--|--|------|----|---|--|--|
| Energy Source | | | | | | | | |
| Electricity | 100% | | | 2039 | ** | 1 | | |

| | | | | | | | | |
|--------------------------------|-----|--|--|------|-----------|---|---------|--|
| Conversion Equipment | | | | | | | | |
| Reciprocating Compr/Chiller | 10% | | | 2028 | ** | 1 | \$5,800 | |
| Ext Pkg Unit - Heating/Cooling | 90% | | | 2023 | \$724,500 | 2 | \$6,900 | |

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

Location : Roof

Explanation : R22 Refrigerant

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

| Mechanical | | Current Repair | | Future Replacement | | Maintenance | | Priority |
|------------------------------|-------------------|--------------------------|--|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Air Conditioning | | | | | | | | |
| Terminal Devices | | | | | | | | |
| Direct Expansion | 10% | | | 2028 | ** | 1 | | |
| No Component | 90% | | | | | | | |
| Heat Rejection | | | | | | | | |
| Remote Air Cond | 10% | | | 2028 | ** | 2 | \$8,700 | |
| No Component | 90% | | | | | | | |
| Ventilation | | | | | | | | |
| Distribution | | | | | | | | |
| Ductwork/Diffusers | 100% | 4+ | \$105,400 | LIFE | ** | 2-5 | \$69,700 | |
| | | | <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> | | | | | |
| Exhaust Fans | | | | | | | | |
| Interior | 10% | | | 2028 | ** | 2 | \$400 | |
| Roof | 90% | | | 2028 | ** | 2 | \$3,400 | |
| Plumbing | | | | | | | | |
| H/C Water Piping | | | | | | | | |
| Brass/Copper | 100% | | | 2043 | ** | 1 | | |
| Water Heater | | | | | | | | |
| Gas Fired | 100% | | | 2023 | \$28,400 | 2 | \$1,800 | |
| | | | <i>Recent Installation, Extent : Light, Area Affected : 100%</i> | | | | | |
| | | | <i>Location : Basement</i> | | | | | |
| | | | <i>Other Observation, Extent : Light, Area Affected : 100%</i> | | | | | |
| | | | <i>Location : Basement</i> | | | | | |
| | | | <i>Explanation : There Are 4 Hot Water Heaters And 2 Storage Tanks. Two Of The The Four Hot Water Heaters Are Abandoned In Place</i> | | | | | |
| Sanitary Piping | | | | | | | | |
| Cast Iron | 100% | | | LIFE | ** | 1 | | |
| Storm Drain Piping | | | | | | | | |
| Cast Iron | 100% | | | LIFE | ** | 1 | | |
| Sump Pump(s) | | | | | | | | |
| Rigid Piping | 100% | | | 2028 | ** | 4 | \$1,600 | |
| | | | <i>Malfunctioning, Extent : Moderate, Area Affected : 50%</i> | | | | | |
| | | | <i>Location : Basement, Defective Controls On 1 Of 2 Sump Pumps</i> | | | | | |
| Sewage Ejector(s) | | | | | | | | |
| Electric | 100% | | | 2028 | ** | 4 | \$1,600 | |
| Fixtures | | | | | | | | |
| Generic | 100% | | | | | | | |
| | | | <i>Other Observation, Extent : Severe, Area Affected : 100%</i> | | | | | |
| | | | <i>Location : Throughout Facility</i> | | | | | |
| | | | <i>Explanation : Ceramic Fixtures Not Appropriate For Detention Center Use - Too Easily Damaged</i> | | | | | |
| Vertical Transport | | | | | | | | |
| Elevators | | | | | | | | |
| Hydraulic | 100% | | | LIFE | ** | | | |
| | | | <i>Other Observation, Extent : Light, Area Affected : 100%</i> | | | | | |
| | | | <i>Location : B-3, I-3</i> | | | | | |
| | | | <i>Explanation : Two Units</i> | | | | | |

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

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

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

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

Asset # : 4382

| Mechanical | | Current Repair | | Future Replacement | | Maintenance | | Priority |
|--|-----------------------|------------------------------|-----------------------|---------------------------|-----------------------|------------------------|-----------------------|-----------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Fire Suppression Sprinkler Generic | 100% | | | 2043 | * * | 1-2 | \$35,000 | |
| Fire Pump Generic | 100% | | | 2032 | * * | 1 | \$23,300 | |

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

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

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

Print Date : 23-Oct-2015

DIV. OF YOUTH & FAMILY JUSTICE - FY 2016

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 : 100,000 **Project Type** : JUVENILE JUSTICE
Date of Survey : 13-Jul-2012 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 2276 **Lot** : 1 **BIN** : 2000133

| CAPITAL | FY 2017 - 2020 | FY 2021 - 2026 |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$39,100 | \$229,700 |
| Interior Architecture | \$146,900 | \$503,100 |
| Electrical | \$91,700 | |
| Mechanical | \$103,600 | \$1,102,400 |
| Total | \$381,300 | \$1,835,200 |
| Importance Code A | \$39,100 | \$229,700 |
| Importance Code B | \$342,200 | \$1,555,300 |
| Importance Code C | | \$50,200 |
| Total | \$381,300 | \$1,835,200 |

| EXPENSE | FY 2017 | FY 2018 | FY 2019 | FY 2020 |
|-----------------------|------------------|------------------|------------------|-----------------|
| Exterior Architecture | \$69,500 | \$33,500 | \$24,400 | |
| Interior Architecture | \$23,100 | | | \$4,700 |
| Electrical | \$15,200 | \$33,100 | \$23,000 | \$15,200 |
| Mechanical | \$54,600 | \$39,500 | \$72,900 | \$16,100 |
| Elevators/Escalators | \$7,900 | \$7,900 | \$7,900 | \$7,900 |
| Total | \$170,200 | \$114,000 | \$128,200 | \$43,900 |
| Importance Code A | \$74,200 | \$40,000 | \$29,100 | \$5,200 |
| Importance Code B | \$77,600 | \$74,100 | \$99,100 | \$38,700 |
| Importance Code C | \$18,400 | | | |
| Total | \$170,200 | \$114,000 | \$128,200 | \$43,900 |



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
HORIZON JUVENILE DETENTION CENTER
Asset # : 4383

| Architecture | Current Repair | | | Future Replacement | | Maintenance | | Priority |
|-----------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Exterior | | | | | | | | |
| Exterior Walls | | | | | | | | |
| Masonry: Brick | 65% | | | LIFE | ** | 5 | \$61,300 | |
| | <i>Efflorescence, Extent : Light, Area Affected : 5%</i> | | | | | | | |
| | <i>Location : Perimeter Wall Along Westchester Avenue</i> | | | | | | | |
| Masonry: Brick | 5% | Now | \$13,900 | LIFE | ** | 5 | \$4,700 | |
| | <i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%</i> | | | | | | | |
| | <i>Location : Room C107 From Main Yard</i> | | | | | | | |
| | <i>Water Penetration, Extent : Severe, Area Affected : 10%</i> | | | | | | | |
| | <i>Location : Room C107 From Main Yard</i> | | | | | | | |
| Metal Sect. OHD | 5% | 0-2 | \$7,200 | 2036 | ** | 5 | \$7,400 | |
| | <i>Other Observation, Extent : Moderate, Area Affected : 5%</i> | | | | | | | |
| | <i>Location : Along Brook Avenue</i> | | | | | | | |
| | <i>Explanation : Hydraulic Leak</i> | | | | | | | |
| Pre-Cast Concrete | 20% | 0-2 | \$30,400 | LIFE | ** | 5 | \$61,300 | |
| | <i>Staining/Discoloring, Extent : Light, Area Affected : 10%</i> | | | | | | | |
| | <i>Location : Throughout</i> | | | | | | | |
| | <i>Vertical Cracks, Extent : Moderate, Area Affected : 5%</i> | | | | | | | |
| | <i>Location : Corners Of Front Facade Main Entrance</i> | | | | | | | |
| Window Wall | 5% | | | 2043 | ** | 5 | \$17,700 | |
| Windows | | | | | | | | |
| Metal/Detention Type | 100% | | | 2049 | ** | 5 | \$48,800 | |
| | <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | |
| | <i>Location : Throughout</i> | | | | | | | |
| | <i>Explanation : Steel Frames With High Strength Plexiglass Glazing</i> | | | | | | | |
| Parapets | | | | | | | | |
| Pre-Cast Concrete | 95% | 4+ | \$10,800 | LIFE | ** | 5 | \$97,300 | |
| | <i>Misaligned/Bulging, Extent : Light, Area Affected : 5%</i> | | | | | | | |
| | <i>Location : Right Angle Corners Throughout</i> | | | | | | | |
| | <i>Open Joints, Extent : Light, Area Affected : 5%</i> | | | | | | | |
| | <i>Location : Right Angle Corners Throughout</i> | | | | | | | |
| Pre-Cast Concrete | 5% | Now | \$1,400 | LIFE | ** | 5 | \$5,100 | |
| | <i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 5%</i> | | | | | | | |
| | <i>Location : Above Masonry Brick Into C107 From Main Yard</i> | | | | | | | |
| | <i>Water Penetration, Extent : Severe, Area Affected : 10%</i> | | | | | | | |
| | <i>Location : Above Masonry Brick Into C107 From Main Yard</i> | | | | | | | |

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

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

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

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

Asset # : 4383

| Architecture | | Current Repair | | Future Replacement | | Maintenance | | Priority |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|-----------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Exterior | | | | | | | | |
| Roof | | | | | | | | |
| Built-Up (BUR) | 65% | 0-2 | \$39,100 | 2028 | | ** | | |
| <i>Ponding, Extent : Moderate, Area Affected : 5%</i> | | | | | | | | |
| <i>Location : Around Rooftop Units</i> | | | | | | | | |
| <i>Water Penetration, Extent : Moderate, Area Affected : 5%</i> | | | | | | | | |
| <i>Location : Y-elevator Shaft</i> | | | | | | | | |
| Metal, Corrugated | 20% | 0-2 | \$5,800 | 2036 | | ** | 1 | |
| <i>Water Penetration, Extent : Moderate, Area Affected : 5%</i> | | | | | | | | |
| <i>Location : Over Gymnasium</i> | | | | | | | | |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Over Gymnasium</i> | | | | | | | | |
| <i>Explanation : Standing Seam Roof</i> | | | | | | | | |
| Metal Panel | 10% | | | 2028 | | ** | 10 | \$24,600 |
| <i>Corrosion/Rusting, Extent : Light, Area Affected : 5%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Above Balconies</i> | | | | | | | | |
| <i>Explanation : Perforated Metal Screens</i> | | | | | | | | |
| Skylight, Plastic | 5% | | | 2036 | | ** | 1 | |
| Interior | | | | | | | | |
| Floors | | | | | | | | |
| Cast in Place Concrete | 5% | | | LIFE | | ** | 5 | \$16,400 |
| Ceramic Tile | 25% | Now | \$71,000 | 2032 | | ** | 5 | \$18,700 |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Throughout Bathrooms</i> | | | | | | | | |
| <i>Loose/Delam Surface, Extent : Moderate, Area Affected : 40%</i> | | | | | | | | |
| <i>Location : Throughout Bathrooms</i> | | | | | | | | |
| Panel/Paver: Cer/Brk | 45% | | | 2039 | | ** | 5 | \$151,900 |
| Vinyl Tile | 25% | | | 2023 | \$311,300 | | 3 | \$18,700 |
| Interior Walls | | | | | | | | |
| Concrete Masonry Unit | 30% | | | LIFE | | ** | 5 | \$16,700 |
| Glass: Special Gauge | 10% | | | LIFE | | ** | 1 | |
| Gypsum Board | 55% | 0-2 | \$15,500 | LIFE | | ** | 5 | \$46,100 |
| <i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 5%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| <i>Other Observation, Extent : Moderate, Area Affected : 40%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| <i>Explanation : Gypsum Board Walls Are Not Impact Resistant And Are Susceptible To Constant Damage From Inmates</i> | | | | | | | | |
| Gypsum Board | 5% | Now | \$2,800 | LIFE | | ** | 5 | \$4,200 |
| <i>Cracking/Crumbling, Extent : Severe, Area Affected : 15%</i> | | | | | | | | |
| <i>Location : C107</i> | | | | | | | | |
| <i>Water Penetration, Extent : Severe, Area Affected : 20%</i> | | | | | | | | |
| <i>Location : C107</i> | | | | | | | | |

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

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

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

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

Asset # : 4383

| Architecture | | Current Repair | | Future Replacement | | Maintenance | | Priority |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Interior | | | | | | | | |
| Ceilings | | | | | | | | |
| AcousTileConcealSpLn | 15% | | | 2036 | ** | 5 | \$28,100 | |
| AcousTileSusp.Lay-In | 5% | | | 2036 | ** | 5 | \$7,500 | |
| Exposed Concrete | 20% | | | LIFE | ** | 5 | \$4,700 | |
| Exposed Struc: Steel | 10% | | | LIFE | ** | | | |
| Gypsum Board | 35% | | | LIFE | ** | 5 | \$65,600 | |
| Metal Panel | 15% | | | LIFE | ** | 5 | \$28,100 | |
| Electrical | | | | | | | | |
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Under 600 Volts | | | | | | | | |
| Service Equipment | | | | | | | | |
| Molded Case Bkrs | 100% | | | 2043 | ** | 5 | \$2,600 | |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Electrical Room</i> | | | | | | | | |
| <i>Explanation : Four 4000 Amps Main Disconnect Switch</i> | | | | | | | | |
| Switchgear / Switchboard | | | | | | | | |
| Molded Case Bkrs | 100% | | | 2043 | ** | 5 | \$2,600 | |
| Raceway | | | | | | | | |
| Conduit | 100% | | | 2043 | ** | 1 | | |
| Panelboards | | | | | | | | |
| Fused Disc Sw | 10% | | | 2039 | ** | 5 | \$200 | |
| Molded Case Bkrs | 90% | | | 2039 | ** | 5 | \$2,400 | |
| Wiring | | | | | | | | |
| Thermoplastic | 100% | | | 2043 | ** | 1 | | |
| Motor Controllers | | | | | | | | |
| Locally Mounted | 30% | | | 2036 | ** | 5 | \$200 | |
| Motor Control Center | 70% | | | 2036 | ** | 5 | \$1,900 | |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Maintenance Office</i> | | | | | | | | |
| <i>Explanation : All Controller Monitored By Bms</i> | | | | | | | | |
| Ground | | | | | | | | |
| Grounding Devices | | | | | | | | |
| Generic | 100% | | | LIFE | ** | 5 | \$1,500 | |
| Stand-by Power | | | | | | | | |
| Transfer Switches | | | | | | | | |
| Automatic | 100% | | | 2036 | ** | 1 | \$30,800 | |
| Generators | | | | | | | | |
| Diesel | 100% | | | 2032 | ** | 1 | \$38,700 | |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Generator Room Outside</i> | | | | | | | | |
| <i>Explanation : One 1200 Kw</i> | | | | | | | | |
| Batteries | | | | | | | | |
| Nickel Cadmium | 100% | | | 2018 | \$1,500 | 5 | \$22,300 | |

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

Asset # : 4383

| Electrical | | Current Repair | | Future Replacement | | Maintenance | | Priority |
|------------------------------|-------------------|---|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Stand-by Power | | | | | | | | |
| Fuel Storage | | | | | | | | |
| Day Tank | 50% | | | 2039 | ** | 5 | \$9,300 | |
| | | <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | |
| | | <i>Location : Generator Room Outside</i> | | | | | | |
| | | <i>Explanation : One 56 Gals</i> | | | | | | |
| Main Tank | 50% | | | 2051 | ** | 5 | \$1,500 | |
| | | <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | |
| | | <i>Location : Underground</i> | | | | | | |
| | | <i>Explanation : One 5000 Gals</i> | | | | | | |
| Lighting | | | | | | | | |
| Interior Lighting | | | | | | | | |
| Fluorescent | 20% | | | 2028 | ** | 10 | \$18,300 | |
| | | <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | |
| | | <i>Location : Throughout</i> | | | | | | |
| | | <i>Explanation : T-5 Lamps</i> | | | | | | |
| Fluorescent | 80% | | | 2028 | ** | 10 | \$73,400 | |
| | | <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | |
| | | <i>Location : Throughout</i> | | | | | | |
| | | <i>Explanation : T-8 Lamps</i> | | | | | | |
| Egress Lighting | | | | | | | | |
| Emergency, Service | 40% | | | 2028 | ** | 1 | | |
| Emergency, Battery | 10% | | | 2028 | ** | 10 | \$2,400 | |
| Exit, LED | 30% | | | 2051 | ** | 1 | | |
| Exit, Service | 20% | | | 2028 | ** | 1 | | |
| Exterior Lighting | | | | | | | | |
| HID | 100% | | | 2028 | ** | 10 | \$300 | |
| Alarm | | | | | | | | |
| Security System | | | | | | | | |
| No Component | 30% | | | | | | | |
| Generic | 70% | | | 2028 | ** | 1 | \$26,100 | |
| Fire/Smoke Detection | | | | | | | | |
| Generic | 100% | | | 2028 | ** | 1-3 | \$61,600 | |

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

Heating

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

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

Asset # : 4383

| Mechanical | | Current Repair | | Future Replacement | | Maintenance | | Priority |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Heating | | | | | | | | |
| Energy Source | | | | | | | | |
| Electricity | 5% | | | 2043 | ** | 1 | | |
| <i>Other Observation, Extent : Moderate, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Throughout The Building</i> | | | | | | | | |
| <i>Explanation : Used For Unit Heaters</i> | | | | | | | | |
| Fuel Oil No 2 | 15% | | | 2043 | ** | 5 | \$4,600 | |
| <i>Other Observation, Extent : Moderate, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Located Under Ground In Outdoor Yard</i> | | | | | | | | |
| <i>Explanation : 8000 Gallon Oil Supply Used For Hot Water Boilers, One Oil Tank Is Abandoned</i> | | | | | | | | |
| Natural Gas | 80% | | | 2033 | ** | 1 | | |
| <i>Other Observation, Extent : Moderate, Area Affected : 80%</i> | | | | | | | | |
| <i>Location : Basement</i> | | | | | | | | |
| <i>Explanation : Used For Hot Water Boilers</i> | | | | | | | | |
| Conversion Equipment | | | | | | | | |
| Hot Water Boiler | 95% | | | 2036 | ** | 1 | \$47,000 | |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Boiler Room</i> | | | | | | | | |
| <i>Explanation : 2 Units</i> | | | | | | | | |
| Radiant Heater | 5% | | | 2028 | ** | 2 | \$2,300 | |
| <i>Other Observation, Extent : Light, Area Affected : 5%</i> | | | | | | | | |
| <i>Location : Basement And Stairways</i> | | | | | | | | |
| <i>Explanation : Fully Functional But Not Being Used</i> | | | | | | | | |
| Distribution | | | | | | | | |
| Hot Wtr Piping/Pump | 100% | | | 2031 | ** | 4 | \$4,900 | |
| Terminal Devices | | | | | | | | |
| Air Handler | 50% | 4+ | \$5,300 | 2023 | \$263,300 | 1 | \$27,800 | |
| <i>Other Observation, Extent : Severe, Area Affected : 50%</i> | | | | | | | | |
| <i>Location : Roof</i> | | | | | | | | |
| <i>Explanation : Total Of 6 Air Handlers - Heat Distribution Throughout Building Needs To Be Balanced</i> | | | | | | | | |
| Convactor/Radiator | 45% | | | 2028 | ** | 1 | \$14,500 | |
| Fan Coil Unit/Heat | 5% | | | 2028 | ** | 1 | \$1,600 | |
| Air Conditioning | | | | | | | | |
| Energy Source | | | | | | | | |
| Electricity | 100% | | | 2039 | ** | 1 | | |
| Conversion Equipment | | | | | | | | |
| Ext Pkg Unit - Heating/Cooling | 100% | Now | \$12,900 | 2023 | \$644,000 | 2 | \$4,900 | |
| <i>R-22 Refrigerant, Extent : Light, Area Affected : 1%</i> | | | | | | | | |
| <i>Location : A C Units</i> | | | | | | | | |
| <i>Unit Inoperable, Extent : Moderate, Area Affected : 5%</i> | | | | | | | | |
| <i>Location : Roof</i> | | | | | | | | |
| Distribution | | | | | | | | |
| Ductwork/Diffusers | 100% | Now | \$103,600 | LIFE | ** | 2 | \$130,100 | |
| <i>Unbalanced System, Extent : Severe, Area Affected : 50%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |

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

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

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

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

Asset # : 4383

| Mechanical | | Current Repair | | Future Replacement | | Maintenance | | Priority |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Air Conditioning | | | | | | | | |
| Heat Rejection | | | | | | | | |
| Air Condenser Unit | 100% | | | 2023 | \$195,100 | 2 | \$69,600 | |
| Ventilation | | | | | | | | |
| Distribution | | | | | | | | |
| Ductwork/Diffusers | 100% | | | LIFE | ** | 2-5 | \$55,800 | |
| Exhaust Fans | | | | | | | | |
| Roof | 100% | | | 2028 | ** | 2 | \$3,100 | |
| Plumbing | | | | | | | | |
| H/C Water Piping | | | | | | | | |
| Galv Iron/Steel | 100% | | | 2036 | ** | 1 | | |
| Water Heater | | | | | | | | |
| Gas Fired | 100% | | | 2018 | \$22,700 | 2 | \$1,500 | |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Boiler Room</i> | | | | | | | | |
| <i>Explanation : Total Of 6 Hot Water Heaters - 2 For The Laundry Room, 2 For The Kitchen And 2 For Domestic Use</i> | | | | | | | | |
| Sanitary Piping | | | | | | | | |
| Cast Iron | 100% | Now | \$10,600 | LIFE | ** | 1 | | |
| <i>Blockage /Clogged, Extent : Moderate, Area Affected : 5%</i> | | | | | | | | |
| <i>Location : Showers</i> | | | | | | | | |
| <i>Other Observation, Extent : Moderate, Area Affected : 5%</i> | | | | | | | | |
| <i>Location : Showers</i> | | | | | | | | |
| <i>Explanation : Frequent Maintenance Required For Drain Clogs</i> | | | | | | | | |
| Storm Drain Piping | | | | | | | | |
| Cast Iron | 100% | | | LIFE | ** | 1 | | |
| Sump Pump(s) | | | | | | | | |
| Rigid Piping | 100% | | | 2028 | ** | 4 | \$1,600 | |
| Sewage Ejector(s) | | | | | | | | |
| Electric | 100% | | | 2028 | ** | 4 | \$1,600 | |
| Fixtures | | | | | | | | |
| Generic | 100% | | | | | | | |
| <i>Other Observation, Extent : Moderate, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : All Toilet Rooms</i> | | | | | | | | |
| <i>Explanation : Frequent Maintenance And Repair Of Plumbing Fixtures Is Required</i> | | | | | | | | |
| Vertical Transport | | | | | | | | |
| Elevators | | | | | | | | |
| Hydraulic | 100% | | | LIFE | ** | | | |
| <i>Other Observation, Extent : Severe, Area Affected : 50%</i> | | | | | | | | |
| <i>Location : Basement, 1st Floor, 2nd Floor</i> | | | | | | | | |
| <i>Explanation : There Are 2 Hydraulic Elevators, 1 Elevator Is Out Of Service</i> | | | | | | | | |
| Fire Suppression | | | | | | | | |
| Sprinkler | | | | | | | | |
| Generic | 100% | | | 2043 | ** | 1-2 | \$28,000 | |
| Fire Pump | | | | | | | | |
| Generic | 100% | | | 2032 | ** | 1 | \$18,700 | |

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.*