Print Date: 23-Oct-2015 DIV. OF YOUTH & FAMILY JUSTICE - FY 2016

Asset Name	: BEACH AVE. NON-SECURE DET. HO	OME1 (GROUP HO	OME)
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.

Asset # : 14321

rchitecture		Current I	Renair	Futu	re Replacement	м	aintenance	
stem Component Type	% of Total		Estimated Cost		Estimated Cost		Estimated Cost	Priorit
terior Exterior Walls								
Masonry: Brick	Location	Cracks, Ex 1 : East Fac				5	\$5,300	
			Extent : Moderate, A	rea Affe	ected : 2%			
		ı : South Fa						
		Tracks, Exte 1 : West Fa	ent : Moderate, Arec cade	a Affecte	ed : 2%			
Pre-Cast Concrete	5%	0-2	\$2,400	LIFE	* *	5	\$1,200	
		r Miss/Eroo 1 : Window	d, Extent : Moderat Sills	e, Area I	Affected : 25%			
Stucco Cement	-		\$2,700 Extent : Moderate cade	2037 , Area A	* * ffected : 10%	5	\$2,400	
		Fracks, Exte 1 : West Fa	ent : Moderate, Arec cade	a Affecte	ed : 5%			
Windows	1000			• • • • •		_	* 222	
Aluminum		servation, E 1 : Through	Extent : Moderate, A out	2040 Area Affe	* * ected : 100%	5	\$800	
	Explana	tion : Units	Remain Locked Th	iroughoi	ut For Security Pur	poses		
Parapets								
Cast Stone/Terra Cotta	7%		\$1,100	LIFE	* *	5	\$200	
			d, Extent : Moderat e Coping At South I		Affected : 50%			
Masonry: Brick	90%			LIFE	* *	5	\$400	
Pre-Cast Concrete	3%			LIFE	* *	5	\$100	
Roof								
Asphalt Shingle	15%			2027	* *	10	\$100	
Modified Bitumen			\$1,300 hings, Extent : Mode Side	2029 erate, Ar	* * ea Affected : 10%			
		Extent : Mo 1 : At Rear (oderate, Area Affect Of Roof	ted : 20%	6			

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.

Asset # : 14321

Architecture	Current Repair Future Replacem				e Replacement	nent Maintenance			
ystem Component Type		iil Date Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit	
terior									
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		
	-		t, Extent : Light, A						
		-	out Second And Th						
	Worn/Erodea	l, Extent	: Moderate, Area	Affected .	: 25%				
	Location : I	First Flo	or Library, Staff R	ecord Ro	om, Lounge				
Wood	40%	4+	\$7,900	2052	* *	5	\$2,300		
	Deteriorated	Finish, I	Extent : Moderate,	Area Aff	fected : 30%		. ,		
	Location : I	First And	d Second Floors						
	Split/Cracked	l, Extent	: Moderate, Area	Affected	: 15%				
	-		l Second Floors						
Interior Walls									
Cast in Place Concrete	15%			LIFE	* *				
Ceramic Tile	5%			2033	* *	5	\$400		
	Recent Repai	r Eviden	t, Extent : Light, A	rea Affec	cted : 100%				
	Location : 2	Through	out Bathrooms, 20	12					
Gypsum Board	55%			LIFE	* *	5	\$2,500		
		r Eviden	t, Extent : Light, A		cted : 75%		+_,- • • •		
			out Second And Th						
Wood	25%			LIFE	* *	5	\$7,600		
Ceilings						-	1.9.5		
Exposed Struc: Wood	15%			LIFE	* *				
Gypsum Board	85%			LIFE	* *	5	\$6,500		
te Enclosure									
Fence/Gates									
Chain link	100%			2034	* *				
te Pavements									
Public Sidewalk									
Cast in Place Concrete	100%	Now	\$1,800	2029	* *				
	Other Observ	vation, E	xtent : Moderate, A	Area Affe	cted : 20%				
	Location : Along Watson Avenue								
	Explanation	n : Unev	en Panels/Cracking	g/Trip Ha	azards				
Parking/Driveway									
Asphalt	100%			2027	* *				
			xtent : Light, Area	Affected	: 15%				
	Location : A	At Parkin	ng Area						
	Explanation	n : Crack	king						

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

Under 600 Volts

Note: All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

Asset # : 14321

	A	sset # : 14321				
Electrical	Current Rep	air Futu	ire Replacement	M		
System Component Type	% of Fail Date Es Total (Years)	stimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
nder 600 Volts						
Service Equipment						
Molded Case Bkrs	100%	2034		5	\$100	
	Other Observation, Exte	nt : Moderate, Area Af	fected : 100%			
	Location : Basement					
_	Explanation : One 200	Amps Main Disconnec	t Switch			
Raceway	1000/	2024	* *	1		
Conduit	100%	2034	· * *	1		
Panelboards	50/	2022	* *	5		
Fused Disc Sw	5%	2032		5 5	¢100	
Molded Case Bkrs	95%	2032		5	\$100	
Wiring	100%	2024	* *	1		
Thermoplastic	100%	2034	•••	1		
round Grounding Devices						
Generic	100%	LIFE	* *	5	\$100	
ighting	10070		,	5	\$100	
Interior Lighting						
Fluorescent	95%	2032	* *	10	\$3,600	
1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	Other Observation, Exte			10	<i>40,000</i>	
	Location : 2nd Floor					
	Explanation : T-8 Lam	ps				
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		1		
Exit, Service	30%	2032	* *	1		
Exterior Lighting						
HID	60%	2032	* *	10		
Incandescent	40%	2019	\$5,100	2		
Mechanical	Current Rep	air Futu	ire Replacement	M	aintenance	
System	% of Fail Date Es	stimated Cost Year	Estimated Cost	Cycle	Estimated Cost	Priorit
Component	Total (Years)	FY		(Yrs)		
Туре						
leating						
Energy Source	1000/	2044	* *	1		
Natural Gas	100%	2044		1		
Conversion Equipment Hot Water Boiler	100%	2029	* *	1	\$2,000	
The water Durier	Other Observation, Exte			1	\$2,000	
	Location : Basement B		u . 10070			
	Explanation : 1 Unit, F		120 000 Rtu/hr			
	Explanation . 1 Unil, I	iun a Grousse Corp	120,000 Diu/III			

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.

Asset # : 14321

Mechanical		Current l	Repair	Futur	e Replacement	Μ	aintenance	
System Component Type	% of Total		Estimated Cost		Estimated Cost		Estimated Cost	Priorit
eating								
Distribution	100-1						* •••	
Hot Wtr Piping/Pump	100%			2032	* *	4	\$200	
			Extent : Light, Area & 3rd Floor	Affected	: 100%			
		,						
Terminal Devices	Explanal	ion : 3 Zor	les					
Convector/Radiator	100%			2029	* *	1	\$1,300	
Convector/Radiator		ervation F	Extent : Light, Area			1	\$1,500	
		: Perimete	-	njjecieu	. 10070			
			Iron Baseboard Ra	diators				
ir Conditioning	Елрианан	ion . Cusi	non Duscoouru Ru	anarons				
Energy Source								
Electricity	100%			2032	* *	1		
Conversion Equipment				2002		-		
Window/Wall Unit	60%	Now	\$2,500	2019	\$4,900	1		
		ning, Exte	nt : Moderate, Area					
	Location	: Through	out, Multiple Mech	anical A	nd Or Electrical D	Deficienci	es	
No Component	40%							
Ventilation								
Exhaust Fans								
Wall Unit	30%	Now		2024	\$1,800	2		
	Malfunctio	ning, Exte	nt : Moderate, Area	a Affecte				
			Floor Bathroom, D					
	Other Obse	ervation, E	Extent : Light, Area	Affected	: 10%			
		: 2nd Floc						
	Explanat	ion : Bathi	oom Only					
No Component	70%							
lumbing								
H/C Water Piping								
Brass/Copper	100%			2034	* *	1		
Water Heater								
Gas Fired	100%			2022	\$900	2	\$100	
	Other Obse	ervation, E	Extent : Light, Area	Affected	: 100%			
	Location	: Basemer	t Boiler Room					
	Explanat	ion : 40 G	allon Rheems					
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Fixtures								
Generic	100%							
	Obsolete F	ixtures, Ex	ctent : Severe, Area	Affected	l : 60%			
	Location	: Bathroom	ns					

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	: BEACH AVE. NON-SECURE DET. HO	OME2 (GROUP HO	OME)
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



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.

Asset # : 14322

		ASSEL # . 14					
Architecture	Current	Replacement	ent Maintenance				
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior							
Exterior Walls Masonry: Brick	70% Now Diagonal Cracks, Ex Location : East Fac Horizontal Cracks, E Location : West Fa	cade Extent : Moderate, A			5	\$5,300	
Pre-Cast Concrete	5% 0-2 Jnt Mortar Miss/Ero Location : Window	\$2,400 d, Extent : Moderat	LIFE te, Area A	* * ffected : 25%	5	\$1,200	
Stucco Cement	25% Now Cracking/Crumbling Location : West Fa	cade			5	\$2,400	
	Diagonal Cracks, Ex Location : West Fa		ea Affecto	ed : 5%			
Windows Aluminum	100% Other Observation, I Location : Through	out			5	\$800	
Parapets	Explanation : Units	s Remain Locked Th	iroughou	t For Security Pur	poses		
Cast Stone/Terra Cotta	7% 0-2 Jnt Mortar Miss/Ero Location : Clay Til			* * ffected : 10%	5	\$200	
Masonry: Brick	90%		LIFE	* *	5	\$400	
Pre-Cast Concrete	3%		LIFE	* *	5	\$100	
Roof				de de	10	.	
Asphalt Shingle Modified Bitumen	15% 85% Now Gut/DS Non Func/M Location : Missing Miss/Damaged Flash	Piece Of Aluminun nings, Extent : Mod	1 Leader 1	At Rear Of Buildin	10	\$100	
nterior	Location : North Si	ae					
Floors							
Cast in Place Concrete Ceramic Tile Vinyl Tile	20% 5% 35% 4+ Recent Repair Evider Location : Through	-			5 5 3	\$2,700 \$300 \$800	
	Worn/Eroded, Extens Location : Kitchen		Affected :	25%			
Wood	40% 4+	\$7,900	2052	* *	5	\$2,300	
	Deteriorated Finish, Location : First An Split/Cracked, Exten Location : First An	Extent : Moderate, d Second Floors t : Moderate, Area .	Area Affe		5	ψ2,300	

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.

Asset # : 14322

rchitecture		Current	Repair	Futur	e Replacement	М	aintenance	
/stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
erior								
Interior Walls Cast in Place Concrete Ceramic Tile	15% 5%	nair Fuida	nt, Extent : Light, A	LIFE 2033	* * * *	5	\$400	
		-	out Bathrooms, 20		. <i>ieu</i> . 10070			
Gypsum Board			nt, Extent : Light, A out First And Seco			5	\$2,500	
Wood	25%			LIFE	* *	5	\$7,600	
Ceilings								
AcousTileSusp.Lay-In	Locatior Cracking/ Locatior	issing Elem 1 : Basemer Crumbling 1 : Basemer	Extent : Moderate	e, Area Aj	ffected : 25%	5	\$200	
	Location	ı : Basemer	nt					
Exposed Struc: Wood	10%	0.2	\$5 100	LIFE	* *	-	* < = 00	
Gypsum Board		0-2 rr/Impact D 1 : Through	\$5,100 amage, Extent : M out	LIFE oderate,	* * Area Affected : 10	5 %	\$6,500	
e Enclosure Fence/Gates Chain link	100%			2034	* *			
e Pavements								
Public Sidewalk Cast in Place Concrete	100%			2029	* *			
Parking/Driveway Asphalt	100% Other Ob	convertion I	Extent : Light, Area	2027	* *			
	Location	tion : Crac	ng Area	Ајјескей	. 1370			
ectrical		Current	Repair	Futur	e Replacement	М	aintenance	
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
der 600 Volts								
Service Equipment Fused Disc Sw	Location	servation, E 1 : Basemer	Extent : Moderate, 1 ht 200 Amps Main Di.			5		
Switchgear / Switchboard Molded Case Bkrs	100%			2034	* *	5	\$100	
Raceway Conduit	100%			2034	* *	1		

d for poter Estimates are rounded to the nearest hundred dollars. Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

Asset # : 14322

		As	set # : 14322					
lectrical		Current Repai	r Fut	ure Replacement	Μ	Maintenance		
ystem Component Type	% of Total	Fail Date Esti (Years)	mated Cost Year FY	Estimated Cos	t Cycle (Yrs)	Estimated Cost	Priorit	
nder 600 Volts								
Panelboards								
Fused Disc Sw	5%		2032	2 * *	* 5			
Molded Case Bkrs	95%		2032	2 * *	* 5	\$100		
Wiring								
Thermoplastic	100%		2034	\$ * * *	* 1			
round								
Grounding Devices								
Generic	100%		LIFI		* 5	\$100		
ghting								
Interior Lighting								
Fluorescent	95%		2032		* 10	\$3,600		
			: Moderate, Area Aj	fected : 100%				
	Location	: Throughout						
	Explana	tion : T-8 Lamps						
Incandescent	5%		2019	9 \$1,000) 2			
Egress Lighting								
Emergency, Battery	30%		2032	2 **	∗ 10	\$300		
Emergency, Battery	20%		2024	4 \$600) 10	\$200		
Exit, Service	20%		2024					
Exit, Service	30%		2032					
Exterior Lighting	2070		2003	-	-			
HID	60%		2032) *:	* 10			
Incandescent	40%		2019					
meandescent	+070		201	φ3,100) 2			
lechanical		Current Repai	r Fut	ure Replacement	Μ	aintenance		
ystem	% of	Fail Date Esti	mated Cost Year	Estimated Cos	t Cvcle	Estimated Cost	Priorit	
Component	Total	(Years)	FY		(Yrs)			
Туре								
eating								
Energy Source	1000/		204	1 * 3	k 1			
Natural Gas	100%		2044	+ * ·	* 1			
Conversion Equipment	1000/		202) *:		\$2 ,000		
Hot Water Boiler	100%		2029		* I	\$2,000		
			: Light, Area Affecte	ed : 100%				
		: Basement Boi						
	Explana	tion : 1 Unit- Ha	rt And Grousse- 120),000 Btu/hr				
Distribution								
Hot Wtr Piping/Pump	100%		2032		∗ 4	\$200		
	Other Obs	ervation, Extent	: Light, Area Affecte	ed : 100%				
	Location	: 1st, 2nd And 3	Brd Floor					
	Explana	tion : 3 Zones						
Terminal Devices								
Convector/Radiator	100%		2029) *:	* 1	\$1,300		
		ervation, Extent	: Light, Area Affecte	ed : 100%				
	Other Obs	ervation, Extent : Perimeter Wa		ed : 100%				

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.

Asset # : 14322

Mechanical	Current Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date Estima Total (Years)		Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
ir Conditioning						
Energy Source						
Electricity	100%	2032	* *	1		
Conversion Equipment		*1 5 00 2 010	* = = 00			
Window/Wall Unit	70% Now	\$1,700 2019	\$5,700	1		
	Malfunctioning, Extent : Moa			<i>c</i>		
	Location : Throughout, Mul	tiple Mechanical Ai	id Or Electrical D	eficienci	es	
No Component	30%					
entilation						
Exhaust Fans	100/	2024	\$2 00			
Roof	10%	2024	\$300	2		
	Other Observation, Extent : L	nght, Area Affected	: 10%			
	Location : Side Of Building					
	Explanation : Kitchen Exha On Roof	ust Is Ducted Out O	f The Building And	i Up Io.	An Exhaust Fan	
Wall Unit	30%	2024	\$1,800	2		
No Component	60%	2021	φ1,000	2		
lumbing						
H/C Water Piping						
Brass/Copper	100%	2034	* *	1		
Water Heater						
Gas Fired	100%	2022	\$900	2	\$100	
	Other Observation, Extent : I	ight, Area Affected	: 100%			
	Location : Basement Boiler	Room				
	Explanation : 40 Gallon - A	merican				
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		
Backflow Preventer						
Generic	100%	2024	\$400	1	\$300	
Fixtures						_
Generic	100%					
ire Suppression						
Chemical System						
Generic	100%	2019	\$25,500	1-3	\$50,600	

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

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

DIV. OF YOUTH & FAMILY JUSTICE - FY 2016 Print Date: 23-Oct-2015

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
	<i>\$</i> 21 ,700	+		+ ,
Importance Code C	<i>\$21,700</i>	+ • • • • • • •		+ ,





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

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included. ** Replacement cost estimated to be beyond ten years is not included in this report.

Asset # : 4382

Architecture		Current	Repair	Futur	e Replacement	М	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior								
Exterior Walls								
Cast Stone/Terra Cotta	10%	4+	\$32,200	LIFE	* *	5	\$91,000	
	-	iscoloring : Through	, Extent : Moderate out	e, Area Aj	ffected : 15%			
Masonry: Brick	25%	Now	\$85,800	LIFE	* *	5	\$29,100	
	00		t : Moderate, Area . out Perimeter Wall	00	: 30%			
	Horizonta	l Cracks, E	Extent : Moderate, A	Area Affe	cted : 5%			
	Location	: Perimete	er Wall Along E Ne	w York A	venue			
			ent : Severe, Area A					
			trance At E New Y			Corner Ir	n Sally Area	
		etration, E : Gymnas	Extent : Moderate, A ium	Area Affe	cted : 10%			
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%	0.0	¢5 100	2028	* *	5-10	\$26,400	
Pre-Cast Concrete	10%	0-2	\$5,100	LIFE		5	\$9,200	
		etration, E : Gymnas	Extent : Moderate, A	area Ађе	ctea : 10%			
Deef	Location	. Gymnas	ium					
Roof Built-Up (BUR)	60%	0-2	\$35,900	2023	\$358,500			
Built-Op (BOK)			oderate, Area Affec					
	-		Air Conditioning U					
			Extent : Moderate, A		cted : 10%			
			ir Conditioning Un					
Metal, Corrugated	30%	0-2	\$17,300	2036	* *	1		
Wetai, Confugated	Water Pen		xtent : Moderate, A		cted : 10%	1		
		-	Extent : Light, Area	Affected	· 100%			
		: Over Gy	-	ngjeereu	. 100/0			
			ling Seam Roof					
Metal Panel	5%		securite of	2036	* *	10	\$12,200	
		ervation. F	Extent : Light, Area			10	ψ12,200	
		: Above B		-,,				
			orated Metal Screet	n				
Skylight, Plastic	5%	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.

Asset # : 4382

rchitecture		Current I	Repair	Futur	e Replacement	M	aintenance	
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
erior								
Floors Cast in Place Concrete	-	Crumbling,	\$16,400 Extent : Moderate out Balconies	LIFE , Area A <u>j</u>	* * Fected : 15%	5	\$35,400	
Panel/Paver: Cer/Brk	Location Horizonta Location Jnt Morta	issing Elem 1 : 3rd Floo l Cracks, E 1 : 3rd Floo	xtent : Severe, Are r Hallway l, Extent : Severe, A	a Affected	1 : 5%	5	\$36,400	
Sheet Vinyl/Rubber	10% Other Obs Location	ervation, E 1 : Bathroom	Extent : Moderate, A			5	\$24,300	
Traffic Topping Vinyl Tile	10% 50% Worn/Ero	4+ ded, Extent	\$67,200 : Moderate, Area . out Basement And	2023 2023 Affected :	\$196,100 \$672,200 • 10%	5 3	\$20,200 \$30,400	
Interior Walls								
Concrete Masonry Unit Gypsum Board Plaster	40% 55% 5%			LIFE LIFE LIFE	* * * * * *	5 5 5	\$20,800 \$42,800 \$1,900	
	Location Other Obs Location	n : Through servation, E	ent, Extent : Light, out Bathrooms Extent : Moderate, 2 out Bathrooms y Finish					
Ceilings	50/			2026	* *	-	¢10,100	
AcousTileConcealSpLn Exposed Concrete	5% 10%			2036 LIFE	* * * *	5 5	\$10,100 \$2,500	
Exposed Struc: Steel Gypsum Board	10% 60% Water Per	0-2 netration_E	\$48,000 Extent : Moderate, A	LIFE LIFE	* * * *	5	\$121,400	
		ı : 3rd Floo						
Metal Panel	15%			LIFE	* *	5	\$30,400	
ectrical		Current I	Repair	Futur	e Replacement	M	aintenance	
stem	0/ _£							Dutant
Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	(Yrs)	Estimated Cost	Priorit
der 600 Volts								
Service Equipment Molded Case Bkrs	Location	ı : Electrica	xtent : Moderate, 1 11 Room 4000 Amps Main	2043 Area Affe	* * cted : 100%	5	\$3,300	

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

Asset # : 4382

Current Re	epair	Futur	e Replacement	Μ	aintenance	
% of Fail Date 1 Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
100%		2043	* *	5	\$700	
1000/			ala ala			
100%		2043	* *	1		
1000/		2020	* *	5	\$2,200	
100%		2039		3	\$5,500	
100%		2043	* *	1		
10070		2045		1		
10%		2036	* *	5	\$100	
			* *	5		
					, - •	
100%			* *	5	\$1,800	
	tent : Moderate, Ar	rea Affe	cted : 100%			
Explanation : Water	Main					
1000/		2026	* *	1	\$28 500	
100%		2030		1	\$38,300	
100%		2032	* *	1	\$48 400	
				1	ψ +0,+00	
Other Observation, Ex	tent : Moderate, Ai	rea Affe	cted : 100%			
Other Observation, Ex. Location : Transport		rea Affe	cted : 100%			
	ation Area		cted : 100%			
Location : Transport	ation Area		cted : 100%			
Location : Transport	ation Area		cted : 100% \$1,500	5	\$27,900	
Location : Transport Explanation : One 12 100%	ation Area	sel 2018	\$1,500			
Location : Transport Explanation : One 12 100% 50%	ation Area 20 Kva Detroit Die:	sel 2018 2039	\$1,500	5	\$27,900 \$11,600	
Location : Transport Explanation : One 12 100% 50% Other Observation, Exc	ation Area 20 Kva Detroit Die. 19 tent : Moderate, At	sel 2018 2039	\$1,500			
Location : Transport Explanation : One 12 100% 50% Other Observation, Ex. Location : Transport	ation Area 20 Kva Detroit Die. tent : Moderate, An ation Area	sel 2018 2039	\$1,500			
Location : Transport Explanation : One 12 100% 50% Other Observation, Ex. Location : Transport Explanation : One 10	ation Area 20 Kva Detroit Die. tent : Moderate, An ation Area	2018 2039 rea Affec	\$1,500 * * cted : 100%	5	\$11,600	
Location : Transport Explanation : One 12 100% 50% Other Observation, Ex. Location : Transport Explanation : One 10 50%	ation Area 20 Kva Detroit Die: tent : Moderate, An ation Area 20 Gallon Tank	sel 2018 2039 rea Affec 2051	\$1,500 * * cted : 100% * *			
Location : Transport Explanation : One 12 100% 50% Other Observation, Ex Location : Transport Explanation : One 10 50% Other Observation, Ex	ation Area 20 Kva Detroit Die: tent : Moderate, An ation Area 20 Gallon Tank	sel 2018 2039 rea Affec 2051	\$1,500 * * cted : 100% * *	5	\$11,600	
Location : Transport Explanation : One 12 100% 50% Other Observation, Ex. Location : Transport Explanation : One 10 50% Other Observation, Ex. Location : Basement	ation Area 20 Kva Detroit Die. tent : Moderate, An ation Area 20 Gallon Tank tent : Moderate, An	sel 2018 2039 rea Affec 2051	\$1,500 * * cted : 100% * *	5	\$11,600	
Location : Transport Explanation : One 12 100% 50% Other Observation, Ex Location : Transport Explanation : One 10 50% Other Observation, Ex	ation Area 20 Kva Detroit Die. tent : Moderate, An ation Area 20 Gallon Tank tent : Moderate, An	sel 2018 2039 rea Affec 2051	\$1,500 * * cted : 100% * *	5	\$11,600	
Location : Transport Explanation : One 12 100% 50% Other Observation, Ex. Location : Transport Explanation : One 10 50% Other Observation, Ex. Location : Basement	ation Area 20 Kva Detroit Die. tent : Moderate, An ation Area 20 Gallon Tank tent : Moderate, An	sel 2018 2039 rea Affec 2051	\$1,500 * * cted : 100% * *	5	\$11,600	
Location : Transport Explanation : One 12 100% 50% Other Observation, Ex Location : Transport Explanation : One 10 50% Other Observation, Ex Location : Basement Explanation : One 65	ation Area 20 Kva Detroit Die. tent : Moderate, An ation Area 20 Gallon Tank tent : Moderate, An	2018 2039 rea Affer 2051 rea Affer	\$1,500 * * cted : 100% * *	5	\$11,600	
Location : Transport Explanation : One 12 100% 50% Other Observation, Ex. Location : Transport Explanation : One 10 50% Other Observation, Ex. Location : Basement	ation Area 20 Kva Detroit Die. tent : Moderate, An ation Area 20 Gallon Tank tent : Moderate, An	sel 2018 2039 rea Affec 2051	\$1,500 * * cted : 100% * * cted : 100%	5	\$11,600	
Location : Transport Explanation : One 12 100% 50% Other Observation, Ex. Location : Transport Explanation : One 10 50% Other Observation, Ex. Location : Basement Explanation : One 65 90%	ation Area 20 Kva Detroit Die. tent : Moderate, An ation Area 20 Gallon Tank tent : Moderate, An	sel 2018 2039 rea Affer 2051 rea Affer 2028	\$1,500 * * cted : 100% * * cted : 100% * *	5 5 10	\$11,600 \$1,800 \$103,200	
Location : Transport Explanation : One 12 100% 50% Other Observation, Ex. Location : Transport Explanation : One 10 50% Other Observation, Ex. Location : Basement Explanation : One 65 90%	ation Area 20 Kva Detroit Die. tent : Moderate, An ation Area 20 Gallon Tank tent : Moderate, An	sel 2018 2039 rea Affer 2051 rea Affer 2028	\$1,500 * * cted : 100% * * cted : 100% * *	5 5 10	\$11,600 \$1,800 \$103,200	
Location : Transport Explanation : One 12 100% 50% Other Observation, Ex. Location : Transport Explanation : One 10 50% Other Observation, Ex. Location : Basement Explanation : One 65 90% 10%	ation Area 20 Kva Detroit Die. tent : Moderate, An ation Area 20 Gallon Tank tent : Moderate, An	sel 2018 2039 rea Affec 2051 rea Affec 2028 2028	\$1,500 ** cted : 100% ** cted : 100% ** **	5 5 10 10	\$11,600 \$1,800 \$103,200	
Location : Transport Explanation : One 12 100% 50% Other Observation, Ex Location : Transport Explanation : One 10 50% Other Observation, Ex Location : Basement Explanation : One 65 90% 10%	ation Area 20 Kva Detroit Die. tent : Moderate, An ation Area 20 Gallon Tank tent : Moderate, An	sel 2018 2039 rea Affec 2051 rea Affec 2028 2028 2028	\$1,500 ** cted : 100% ** cted : 100% ** ** **	5 5 10 10 10	\$11,600 \$1,800 \$103,200 \$400	
	% of Total Fail Date (Years) 100% 100% 100% 100% 100% 00% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100%	Total (Years) 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100%	% of Total Fail Date (Years) Estimated Cost FY 100% 2043 100% 2043 100% 2039 100% 2039 100% 2043 100% 2039 100% 2036 10% 2036 10% 2036 10% 2036 10% Explanation : Water Main	% of Total (Years) Estimated Cost (Year Fry Estimated Cost FY 100% 2043 ** 100% 2043 ** 100% 2043 ** 100% 2043 ** 100% 2039 ** 100% 2043 ** 100% 2043 ** 100% 2036 ** 10% 2036 ** 10% 2036 ** 10% 2036 ** 100% ELIFE ** 100% Explanation : Extent : Moderate, Area Affected : 100% ** 100% 2036 ** 100% 2036 ** 100% 2036 **	% of Total Fail Date (Years) Estimated Cost FY Year FY Estimated Cost (Yrs) Cycle (Yrs) 100% 2043 ** 5 100% 2043 ** 1 100% 2043 ** 1 100% 2039 ** 5 100% 2043 ** 1 100% 2036 ** 5 100% 2036 ** 5 100% 2036 ** 5 100% LIFE ** 5 0100% Extent : Moderate, Area Affected : 100% Location : Basement Explanation : Water Main ** 1 100% 2036 ** 1 100% 2036 ** 1	% of Total Fail Date (Years) Estimated Cost FY Year FY Estimated Cost (Yrs) Estimated Cost (Yrs) 100% 2043 ** 5 \$700 100% 2043 ** 1 100% 2039 ** 5 \$3,300 100% 2030 ** 1 100% 2036 ** 5 \$100 90% 2036 ** 5 \$100 90% 2036 ** 5 \$100 90% 2036 ** 5 \$1,800 100% LIFE ** 5 \$1,800 0ther Observation, Extent : Moderate, Area Affected : 100% ** 5 \$1,800 0ther Observation : Water Main 2036 ** 1 \$38,500 100% 2036 ** 1 \$48,400

Note: All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

Asset # : 4382

Electrical		Current I	Repair	Futur	e Replacement	M	aintenance	
System								
Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
larm								
Security System								
No Component	40%				de de		***	
Generic	60%			2028	* *	1	\$28,000	
Fire/Smoke Detection	400/							
No Component Generic	40% 60%			2028	* *	1-3	\$46,200	
Generic	00%			2028		1-5	\$40,200	
lechanical		Current	Repair	Futur	e Replacement	M	aintenance	
ystem	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priorit
Component Type	Total	(Years)		FY		(Yrs)		
eating								
Energy Source								
Natural Gas	60%			2043	* *	1		
Interruptible Gas/Dual	40%			2043	* *	1		
Fuel								
			Extent : Moderate, A		ected : 100%			
	Location	ı : Boiler R	oom, Under Groun	d Vault				
	-		Service Cannot Be I	nterrupt	ed			
	1 8000 0	Gallon Tank	*					
Conversion Equipment Furnace	60%			2023	\$89,500	1	\$37,100	
Furnace		pervation F	Extent : Light, Area			1	\$57,100	
	Location		мет . Ligni, Areu	Ајјестей	. 0070			
		-	ckaged Roof Top U	nits				
Hot Water Boiler	40%			2036	* *	1	\$24,700	
Hot water Boner		servation. F	Extent : Light, Area		: 60%	1	\$24,700	
		ı : Basemen	-	ngjeereu	. 0070			
	Explana	tion : 2 Du	al Fuel Hot Water	Boilers				
Distribution	1							
Hot Wtr Piping/Pump	100%			2039	* *	4	\$6,200	
Terminal Devices								
Air Handler	20%			2028	* *	1	\$15,500	
Convector/Radiator	20%			2036	* *	1	\$8,100	
Unit Heater-Stm/HW	20%			2028	* *	4	\$2,300	
No Component	40%							
ir Conditioning								
Energy Source	1000/			2020	* *	1		
Electricity	100%			2039	<u>ት</u> ች	1		
Conversion Equipment	1.00/			2020	* *	1	¢= 000	
Reciprocating Compr/Chiller	10%			2028		1	\$5,800	
Ext Pkg Unit -	90%			2023	\$724,500	2	\$6,900	
Heating/Cooling	20%			2023	φ <i>12</i> 4,500	2	<i>ф</i> 0,200	
ricating/Cooling	Other Obs	servation. F	Extent : Light, Area	Affected	: 100%			
	Location			- _{JJ} cereu	, v			
		tion : R22 1						

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

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

Asset # : 4382

lechanical		urrent Repair	Futur	e Replacement	M	aintenance	
ystem Component Type		nil Date Estimat Years)	ted Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
ir Conditioning			I				
Terminal Devices							
Direct Expansion	10%		2028	* *	1		
No Component	90%						
Heat Rejection							
Remote Air Cond	10%		2028	* *	2	\$8,700	
No Component	90%						
entilation							
Distribution							
Ductwork/Diffusers	100%		05,400 LIFE	* *	2-5	\$69,700	
			oderate, Area Affe	ected : 20%			
	Location : I		M = 1:6:	D Mada T. C			
Enhangt Fang	Explanatio	n : Several Field I	Noaifications Hav	e Been Made To C	orrect Ai	r Flow	
Exhaust Fans Interior	10%		2028	* *	2	\$400	
Roof	10% 90%		2028	* *	$\frac{2}{2}$	\$3,400	
umbing	2070		2020	· •	4	ψ3,400	
H/C Water Piping							
Brass/Copper	100%		2043	* *	1		
Water Heater	10070		2013		1		
Gas Fired	100%		2023	\$28,400	2	\$1,800	
		lation, Extent : Li	ght, Area Affected			, ,	
	Location :		0 00				
	Other Obser Location :		ght, Area Affected	: 100%			
		n : There Are 4 Ho Heaters Are Aban		And 2 Storage Tank	ks. Two C	Of The The Four	
Conitory Dimina							
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		
Cast Iron Storm Drain Piping							
Cast Iron Storm Drain Piping Cast Iron	100% 100%		LIFE LIFE	* *	1		
Cast Iron Storm Drain Piping Cast Iron Sump Pump(s)	100%		LIFE	* *	1	¢1.c00	
Cast Iron Storm Drain Piping Cast Iron	100% 100%	no Entent Mode	LIFE 2028	* *		\$1,600	
Cast Iron Storm Drain Piping Cast Iron Sump Pump(s)	100% 100% Malfunctioni	0	LIFE 2028 erate, Area Affecte	* * * * d : 50%	1	\$1,600	
Cast Iron Storm Drain Piping Cast Iron Sump Pump(s) Rigid Piping	100% 100% Malfunctioni	0	LIFE 2028 erate, Area Affecte	* *	1	\$1,600	
Cast Iron Storm Drain Piping Cast Iron Sump Pump(s) Rigid Piping Sewage Ejector(s)	100% 100% Malfunctioni Location :	0	LIFE 2028 trate, Area Affected ive Controls On 1	* * * * d : 50%	1 4		
Cast Iron Storm Drain Piping Cast Iron Sump Pump(s) Rigid Piping Sewage Ejector(s) Electric	100% 100% Malfunctioni	0	LIFE 2028 erate, Area Affecte	* * * * d : 50% Of 2 Sump Pumps	1	\$1,600 \$1,600	
Cast Iron Storm Drain Piping Cast Iron Sump Pump(s) Rigid Piping Sewage Ejector(s) Electric Fixtures	100% 100% Malfunctioni Location : . 100%	0	LIFE 2028 trate, Area Affected ive Controls On 1	* * * * d : 50% Of 2 Sump Pumps	1 4		
Cast Iron Storm Drain Piping Cast Iron Sump Pump(s) Rigid Piping Sewage Ejector(s) Electric	100% 100% Malfunctioni Location : . 100%	Basement, Defecti	LIFE 2028 erate, Area Affecte ive Controls On 1 2028	* * * * d : 50% Of 2 Sump Pumps * *	1 4		
Cast Iron Storm Drain Piping Cast Iron Sump Pump(s) Rigid Piping Sewage Ejector(s) Electric Fixtures	100% 100% Malfunctioni Location : . 100% 100% Other Obser	Basement, Defecti	LIFE 2028 trate, Area Affecte ive Controls On 1 2028 tvere, Area Affecte	* * * * d : 50% Of 2 Sump Pumps * *	1 4		
Cast Iron Storm Drain Piping Cast Iron Sump Pump(s) Rigid Piping Sewage Ejector(s) Electric Fixtures	100% 100% Malfunctioni Location : . 100% 100% Other Obser Location :	Basement, Defecti vation, Extent : Se Throughout Facili	LIFE 2028 erate, Area Affecte ive Controls On 1 2028 evere, Area Affecte ity	* * * * d : 50% Of 2 Sump Pumps * *	1 4 4	\$1,600	
Cast Iron Storm Drain Piping Cast Iron Sump Pump(s) Rigid Piping Sewage Ejector(s) Electric Fixtures	100% 100% Malfunctioni Location : . 100% 100% Other Obser Location :	Basement, Defecti vation, Extent : Se Throughout Facili	LIFE 2028 erate, Area Affecte ive Controls On 1 2028 evere, Area Affecte ity	* * * * d : 50% Of 2 Sump Pumps * *	1 4 4	\$1,600	
Cast Iron Storm Drain Piping Cast Iron Sump Pump(s) Rigid Piping Sewage Ejector(s) Electric Fixtures Generic	100% 100% Malfunctioni Location : . 100% 0ther Obser Location : Explanation	Basement, Defecti vation, Extent : Se Throughout Facili	LIFE 2028 erate, Area Affecte ive Controls On 1 2028 evere, Area Affecte ity	* * * * d : 50% Of 2 Sump Pumps * *	1 4 4	\$1,600	
Cast Iron Storm Drain Piping Cast Iron Sump Pump(s) Rigid Piping Sewage Ejector(s) Electric Fixtures Generic ertical Transport Elevators	100% 100% Malfunctioni Location : : 100% 0ther Obser Location : : Explanation Damaged	Basement, Defecti vation, Extent : Se Throughout Facili	LIFE 2028 erate, Area Affecte ive Controls On 1 2028 evere, Area Affecte ity res Not Appropria	* *	1 4 4	\$1,600	
Cast Iron Storm Drain Piping Cast Iron Sump Pump(s) Rigid Piping Sewage Ejector(s) Electric Fixtures Generic	100% 100% Malfunctioni Location : . 100% 0ther Obser Location : Explanation Damaged	Basement, Defecti vation, Extent : Se Throughout Facili n : Ceramic Fixtur	LIFE 2028 erate, Area Affecte ive Controls On 1 2028 evere, Area Affecte ity res Not Appropria LIFE	* * * * d : 50% Of 2 Sump Pumps * * ed : 100% te For Detention C * *	1 4 4	\$1,600	
Cast Iron Storm Drain Piping Cast Iron Sump Pump(s) Rigid Piping Sewage Ejector(s) Electric Fixtures Generic ertical Transport Elevators	100% 100% Malfunctioni Location : . 100% 0ther Obser Location : . Explanation Damaged 100% 0ther Obser	Basement, Defecti vation, Extent : Se Throughout Facili n : Ceramic Fixtur vation, Extent : Li	LIFE 2028 erate, Area Affecte ive Controls On 1 2028 evere, Area Affecte ity res Not Appropria	* * * * d : 50% Of 2 Sump Pumps * * ed : 100% te For Detention C * *	1 4 4	\$1,600	
Cast Iron Storm Drain Piping Cast Iron Sump Pump(s) Rigid Piping Sewage Ejector(s) Electric Fixtures Generic ertical Transport Elevators	100% 100% Malfunctioni Location : . 100% 0ther Obser Location : . Explanation Damaged 100% 0ther Obser Location : .	Basement, Defecti vation, Extent : Se Throughout Facili n : Ceramic Fixtur vation, Extent : Li	LIFE 2028 erate, Area Affecte ive Controls On 1 2028 evere, Area Affecte ity res Not Appropria LIFE	* * * * d : 50% Of 2 Sump Pumps * * ed : 100% te For Detention C * *	1 4 4	\$1,600	

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

Asset # : 4382

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

Print Date: 23-Oct-2015 DIV. OF YOUTH & FAMILY JUSTICE - FY 2016

Asset Name	: HORIZON JUVENILE DETENTION CENTER					
Address	: 560 BROOK AVENUE @WESTCHES					
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

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



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

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included. ** Replacement cost estimated to be beyond ten years is not included in this report.

Asset # : 4383

rchitecture	Current Repair Future Replace			e Replacement	ement Maintenance			
ystem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
terior								
Exterior Walls				* *	~	¢ <1.200		
Masonry: Brick	65%	. Light Auga Affai	LIFE		5	\$61,300		
	Efflorescence, Extent Location : Perimete	0 . 55						
Massamu Driels			LIFE	* *	5	¢ 4 700		
Masonry: Brick	5% Now Jnt Mortar Miss/Ero	\$13,900 d Extent : Moderat			5	\$4,700		
	Location : Room C			gjecieu . 576				
	Water Penetration, E			1 · 10%				
	Location : Room C			. 10/0				
Metal Sect. OHD	5% 0-2	\$7,200	2036	* *	5	\$7,400		
Metal Seet. OID	Other Observation, H			cted : 5%	5	ψ7,400		
	Location : Along B		55					
	Explanation : Hydr							
Pre-Cast Concrete	20% 0-2	\$30,400	LIFE	* *	5	\$61,300		
	Staining/Discoloring			ed : 10%	-	+ ,		
	Location : Through	out						
	Vertical Cracks, Exte	ent : Moderate, Are	a Affecte	d : 5%				
	Location : Corners	Of Front Facade M	1ain Entr	ance				
Window Wall	5%		2043	* *	5	\$17,700		
Windows								
Metal/Detention Type	100%		2049	* *	5	\$48,800		
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Through		<i>c</i> 1					
Denen etc	Explanation : Steel	Frames With High	Strength	Plexiglass Glazin	8			
Parapets Pre-Cast Concrete	95% 4+	\$10,800	LIFE	* *	5	\$97,300		
Fle-Cast Collectete					5	\$97,300		
	Misaligned/Bulging, Extent : Light, Area Affected : 5% Location : Right Angle Corners Throughout							
	Open Joints, Extent : Light, Area Affected : 5%							
	Location : Right Ar							
Pre-Cast Concrete	5% Now	\$1.400	LIFE	* *	5	\$5,100		
The Cust Concrete	Jnt Mortar Miss/Ero	, ,		cted : 5%	5	$\psi_{2},100$		
	Location : Above M							
	Water Penetration, E	-						
	Location : Above M		00					

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

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included. ** Replacement cost estimated to be beyond ten years is not included in this report.

Asset # : 4383

Architecture	Current Repair Future Replacement					M			
System Component Type		ail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit	
xterior Roof									
Built-Up (BUR)	65%	0-2	\$39,100	2028	* *				
r (-)			derate, Area Affec Rooftop Units	ted : 5%					
	Water Penet Location :		xtent : Moderate, A or Shaft	Area Affe	cted : 5%				
Metal, Corrugated	20%	0-2	\$5,800	2036	* *	1			
,	Water Penet Location :	ration, E.	xtent : Moderate, 1		cted : 5%				
	Other Obser Location :		xtent : Light, Area mnasium	Affected	: 100%				
	Explanatio	n : Stand	ing Seam Roof						
Metal Panel	10%			2028	* *	10	\$24,600		
	Corrosion/R Location :		xtent : Light, Area out	Affected	: 5%				
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location :								
	Explanatio	n : Perfo	rated Metal Scree	ns					
Skylight, Plastic	5%			2036	* *	1			
terior									
Floors	50/				* *	F	¢1 < 400		
Cast in Place Concrete Ceramic Tile	5% 25%	Now	\$71,000	LIFE	* *	5	\$16,400 \$18,700		
Cerainic The	25% Now \$71,000 2032 * * 5 \$18,700 Broken/Missing Elements, Extent : Moderate, Area Affected : 10% \$100								
	Location :	Through	out Bathrooms						
		-	, Extent : Moderat	e, Area A	ffected : 40%				
		Through	out Bathrooms						
Panel/Paver: Cer/Brk	45%			2039	* *	5	\$151,900		
Vinyl Tile	25%			2023	\$311,300	3	\$18,700		
Interior Walls	2004				de ale	_	\$1 < 5 00		
Concrete Masonry Unit	30%			LIFE	* *	5	\$16,700		
Glass: Special Gauge	10%	0.0	¢15 500	LIFE	* *	1	¢46 100		
Gypsum Board	55% 0-2 \$15,500 LIFE ** 5 \$46,100								
	Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 5% Location : Throughout								
		-	xtent : Moderate, A	Area Affe	ected · 40%				
	Location :			irea rijje	cicu : 1070				
	Explanatio	n : Gypsi		re Not Im	pact Resistant And	l Are Sus	ceptible To		
Gypsum Board		Now	\$2,800	LIFE	* *	5	\$4,200		
		umbling,	Extent : Severe, A		eted : 15%		.,		
			xtent : Severe, Are	a Affecte	d : 20%				
	Location :								

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Asset # : 4383

			Asset # : 4	202				
Architecture		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
nterior								
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		Current I	Repair	Futur	e Replacement	M	aintenance	
System	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priorit
Component Type	Total	(Years)		FY		(Yrs)		
Inder 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2043	* *	5	\$2,600	
			Extent : Moderate, A		cted : 100%	5	ψ2,000	
		ı : Electrica		55				
	Explana	tion : Four	4000 Amps Main I	Disconne	ct Switch			
Switchgear / Switchboard	1		1					
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	100/0			2015		•		
Locally Mounted	30%			2036	* *	5	\$200	
Motor Control Center	70%			2030	* *	5	\$1,900	
			Extent : Moderate, A		cted : 100%	2	<i>ψ</i> , <i>,,,</i> ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	
			ance Office	55				
	Explana	tion : All C	ontroller Monitore	d By Bm	5			
iround	-			•				
Grounding Devices								
Generic	100%			LIFE	* *	5	\$1,500	
tand-by Power								
Transfer Switches								
Automatic	100%			2036	* *	1	\$30,800	
Generators								
Diesel	100%			2032	* *	1	\$38,700	
			Extent : Moderate, A	Area Affe	cted : 100%			
			or Room Outside					
	Explana	tion : One	1200 Kw					
Batteries Nickel Cadmium	100%			2018	\$1,500	5	\$22,300	

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Asset # : 4383

lectrical	Current Repair	М				
/stem Component Type	% of Fail Date Estimated Co Total (Years)		Replacement Estimated Cost		Estimated Cost	Priorit
and-by Power						
Fuel Storage						
Day Tank	50%	2039	* *	5	\$9,300	
	Other Observation, Extent : Modera		ted : 100%			
	Location : Generator Room Outsid	le				
	Explanation : One 56 Gals					
Main Tank	50%	2051	* *	5	\$1,500	
	Other Observation, Extent : Modera	te, Area Affec	ted : 100%			
	Location : Underground					
	Explanation : One 5000 Gals					
ghting						
Interior Lighting						
Fluorescent	20%	2028	* *	10	\$18,300	
	Other Observation, Extent : Modera	te, Area Affec	ted : 100%			
	Location : Throughout					
	Explanation : T-5 Lamps					
Fluorescent	80%	2028	* *	10	\$73,400	
	Other Observation, Extent : Modera	te, Area Affec	ted : 100%			
	Location : Throughout					
	Explanation : T-8 Lamps					
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	
arm						
Security System						
No Component	30%					
Generic	70%	2028	* *	1	\$26,100	
Fire/Smoke Detection					-	
	100%	2028	* *	1-3	\$61,600	

Mechanical	Current Repair		Future Replacement		Maintenance		
System Component Type		Date Estimated Cost ears)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

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Asset # : 4383

Mechanical	Current Repair Future Replacement					nent Maintenance		
ystem Component Type	% of 1 Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
eating								
Energy Source								
Electricity	5%			2043	* *	1		
	Location	: Throughe	ctent : Moderate, A put The Building For Unit Heaters	Area Affe	cted : 10%			
Fuel Oil No 2	15%			2043	* *	5	\$4,600	
	Other Obse		ttent : Moderate, A Inder Ground In (Area Affe		C	4.,000	
	Explanati Abandone		Gallon Oil Supply	Used Fo	r Hot Water Boile	rs, One C	Dil Tank Is	
Natural Gas	80%			2033	* *	1		
	Other Observation, Extent : Moderate, Area Affected : 80% Location : Basement							
	Explanati	on : Used	For Hot Water Bo	ilers				
Conversion Equipment								
Hot Water Boiler	95%			2036	* *	1	\$47,000	
	Other Observation, Extent : Light, Area Affected : 100% Location : Boiler Room							
		on : 2 Uni	S					
Radiant Heater	Location	: Basemen	ctent : Light, Area And Stairways Functional But No			2	\$2,300	
Distribution	Explanan	01111111		i Deilig (
Hot Wtr Piping/Pump	100%			2031	* *	4	\$4,900	
Terminal Devices							1 7	
Air Handler	50% Other Obse	4+ ervation, E	\$5,300 stent : Severe, Are	2023 a Affecte	\$263,300 d : 50%	1	\$27,800	
	Location : Roof Explanation : Total Of 6 Air Handlers - Heat Distribution Throughout Building Needs To Be Balanced							
Convector/Radiator	45%			2028	* *	1	\$14,500	
Fan Coil Unit/Heat	5%			2028	* *	1	\$1,600	
ir Conditioning	270			_020		*	ψ1,000	
Energy Source								
Electricity	100%			2039	* *	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	100%	Now	\$12,900	2023	\$644,000	2	\$4,900	
	R-22 Refrigerant, Extent : Light, Area Affected : 1% Location : A C Units							
	Unit Inoper Location .		nt : Moderate, Are	a Affecte	ed : 5%			
Distribution								
Ductwork/Diffusers	100% Unbalanced Location	-	\$103,600 Extent : Severe, Ar ut	LIFE ea Affect	* * ed : 50%	2	\$130,100	

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Asset # : 4383

Mechanical	Current	Futur	e Replacement	М				
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit	
Air Conditioning								
Heat Rejection								
Air Condenser Unit	100%		2023	\$195,100	2	\$69,600		
entilation								
Distribution	1000/		LIFE	* *	2.5	<i>6</i><i>57</i> 000		
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$55,800		
Exhaust Fans	1000/		2020	* *	2	¢2 100		
Roof	100%		2028		2	\$3,100		
lumbing								
H/C Water Piping Galv Iron/Steel	100%		2036	* *	1			
Water Heater	10070		2050		1			
Gas Fired	100%		2018	\$22,700	2	\$1,500		
Gustined		Extent : Moderate.			2	ψ1,500		
	Other Observation, Extent : Moderate, Area Affected : 100% Location : Boiler Room							
	Explanation : Tota	l Of 6 Hot Water H	eaters - 2	For The Laundry	Room, 2	For The Kitchen		
	And 2 For Domesti			2	-			
Sanitary Piping								
Cast Iron	100% Now	\$10,600	LIFE	* *	1			
	Blockage /Clogged,	Extent : Moderate, .	Area Affe	ected : 5%				
	Location : Showers							
	Other Observation, 1		Area Affe	cted : 5%				
	Location : Showers							
	Explanation : Freq	uent Maintenance	Required	For Drain Clogs				
Storm Drain Piping	1000/		LIPP	* *	1			
Cast Iron	100%		LIFE	-11-	1			
Sump Pump(s)	1000/		2028	* *	4	\$1.600		
Rigid Piping	100%		2028		4	\$1,600		
Sewage Ejector(s) Electric	100%		2028	* *	4	\$1,600		
Fixtures	100%		2028		4	\$1,000		
Generic	100%							
Generic	Other Observation, 1	Extent · Moderate	Area Affe	cted · 10%				
	Location : All Toil		neurijje	cicu : 1070				
		uent Maintenance 1	And Repa	ur Of Plumbing Fix	xtures Is	Reauired		
Vertical Transport	2.1. 1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1		in repu					
Elevators								
Hydraulic	100%		LIFE	* *				
	Other Observation, I	Extent : Severe, Are		d : 50%				
		nt, 1st Floor, 2nd F						
	Explanation : Ther	e Are 2 Hydraulic I	Elevators	, 1 Elevator Is Out	Of Servi	ce		
ire Suppression								
ire Suppression Sprinkler								
	100%		2043	* *	1-2	\$28,000		
Sprinkler	100%		2043	* *	1-2	\$28,000		

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